

**YOLANDA FORD**  
Mayor

**VASHAUNDRA EDWARDS**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Mayor Pro Tem  
Councilmember at Large Position No. 2



**REGINALD PEARSON**  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
Councilmember District C

**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL MEETING AGENDA**

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, July 1, 2019**, at **7:00 p.m.** at: **City Hall, Council Chamber, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

### **1. ROLL CALL**

### **2. PLEDGE OF ALLEGIANCE**

### **3. PRESENTATIONS AND RECOGNITIONS**

- (a) Administer the oath of office to certain members of the City of Missouri City's boards, committees, and commissions.
- (b) Presentation of the Golden Tree Award to Cornerstone Baptist Church for several contributions towards the City's beautification.
- (c) Proclaim the month of July as "Parks and Recreation Month" in the City of Missouri City, Texas.

### **4. PUBLIC COMMENTS**

*An opportunity for the public to address City Council on agenda items or concerns not on the agenda - those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.*

### **5. STAFF REPORTS**

- (a) City Manager announcements.
- (b) Report on impact fees.

### **6. CONSENT AGENDA**

*All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.*

- (a) Consider approving the minutes of the special and regular City Council meetings of June 17, 2019.

### **7. PUBLIC HEARINGS AND RELATED ACTIONS**

- (a) **Zoning Public Hearings and Ordinances** – *There are no Zoning Public Hearings and Ordinances on this agenda.*
- (b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*

**8. APPOINTMENTS**

- (a) Consider appointing members to the Census Complete Count committee.

**9. AUTHORIZATIONS**

- (a) Consider authorizing the execution of a contract with an energy saving project company.
- (b) Consider authorizing the negotiation and execution of an agreement for energy retrofit project financing.
- (c) Consider authorizing the negotiation and execution of an agreement for new parks signage.
- (d) Consider approving the parkland dedication for the Shipman’s Cove subdivision.
- (e) Consider authorizing a police vehicle lease contract.
- (f) Consider authorizing the negotiation and execution of an agreement for the purchase of wastewater and surface water polymers.

**10. ORDINANCES**

- (a) Consider an ordinance authorizing the execution of the Tenth Amendment to the Sienna Plantation Joint Development Agreement to provide for certain modifications and to modify the Land Use Plan as applicable to Tract D to provide for additional residential structures; and consider the ordinance on the second and final reading.

**11. RESOLUTIONS**

- (a) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest to an economic development agreement between the Reinvestment Zone No. 1; the City of Missouri City, Texas; and the Missouri City Development Authority, pertaining to the development and construction of a veteran’s memorial and a parks maintenance facility.

**12. CITY COUNCIL ANNOUNCEMENTS**

*Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):*

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor’s Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code. Notice is hereby given that the City Council may go into Executive Session in accordance with the following provisions of the Government Code:*

**Texas Government Code, Section 551.087** – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: commercial development prospect.

**14. RECONVENE**

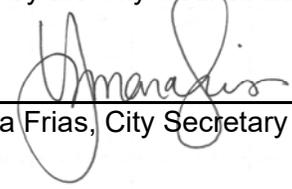
*Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.*

**15. ADJOURN**

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.**

**CERTIFICATION**

I certify that a copy of the July 1, 2019, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on June 27, 2019, at 4:00 p.m.

  
\_\_\_\_\_  
Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_



**Council Agenda Item  
July 1, 2019**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS AND RECOGNITIONS**

- (a) Administer the oath of office to certain members of the City of Missouri City's boards, committees, and commissions.
- (b) Presentation of the Golden Tree Award to Corner Stone Baptist Church for several contributions towards the City's beautification.
- (c) Proclaim the month of July as "Parks and Recreation Month" in the City of Missouri City, Texas.

**4. PUBLIC COMMENTS**

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**5. STAFF REPORTS**

- (a) City Manager announcements.
  - (b) Report on impact fees.
-

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Councilmember District B  
**ANTHONY G. MAROULIS**  
Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Monday, June 17, 2019**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:00 p.m.** to consider the following:

### **1. CALL TO ORDER**

Mayor Ford called the meeting to order at 5:03 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, City Secretary Jackson, Assistant City Manager Atkinson, First Assistant City Attorney Way, and Director of Financial Services Portis. Absent: City Attorney Iyamu.

### **2. DISCUSSION/POSSIBLE ACTION**

(a) Presentation of City financial forecast with Jon Hockenynos.

Jon Hockenynos presented on the City's financial forecast. Councilmember Emery asked about the driver of sales rate falling. Hockenynos believed the driver was sociological due to living in a consumer driver world. Councilmember Boney inquired on how the City came in compared to last year's projections. Hockenynos stated he projected an eight percent growth and the City surpassed it. Mayor Ford asked how communities were handling e-commerce and its effect on sales tax. Hockenynos stated they were receiving less sales tax due to e-commerce, but there has been no proactive effort by any community.

(b) Presentation of the Legislative Session update.

Karen Kennard with Greenburg Traurig presented the legislative session update. Kennard spoke about preempted bills that passed as follows: no lemonade stand ordinances pursuant to House Bill 234 and effective September 1, 2019; a City could not regulate rabbit carcasses pursuant to House Bill 410 and effective September 1, 2019; a City could not regulate farmers markets pursuant to House Bill 1694 and effective September 1, 2019; no City regulation of most cottage food operations pursuant to Senate Bill 572 and effective September 1, 2019; no "adverse" government action against a person for religious reasons pursuant to Senate Bill 1978 and effective September 1, 2019; no electric bikes regulations pursuant to House Bill 2188 and effective September 1, 2019; a City could not prohibit dogs in outdoor portions of restaurants pursuant to Senate Bill 476 and effective September 1, 2019; a City could not hire contingent fee attorneys without the Attorney General approval subject to appeal to the State Office of Administrative Hearings (SOAH) pursuant to House Bill 2826 and effective September 1, 2019; no new red light camera contracts pursuant to House Bill 1631 and effective immediately; and, no City regulation of weapons of any type pursuant to House Bill 3231 and effective September 1, 2019.

Kennard also stated Senate Bill 2, the revenue cap bill, started at a 2.5-percent revenue cap and would not allow the City to raise their rollback rate. The bill rate was raised and stayed at 3.5-percent and would be in effect on January 1, 2020. On the effective date, the City would not be able to increase their rollback above that percentage.

Councilmember Edwards stepped away at 5:45 p.m. and returned at 5:50 p.m.

Kennard moved on to address the City and County revenue cap bill was a smokescreen as the real issue with property taxes was school funding. The current budget states school taxes “shall” increase by 7-percent each year and the next budget calls for 6.1-percent. Doing so allowed the state to reduce state funding to schools by \$800 million this biennium; and, the state budget rider drove up school property taxes \$6.9 billion. She noted the property tax crisis caused by the state were resulting in cities as the collateral damage. House Bill 3 would buy-down school taxes by \$2.7 billion, which was a good start to addressing concerns.

Regarding debt bills, Kennard stated House Bill 477 would require the City to put more information on the ballot language for bonds. If a bond passed, it would require wording such as “would be paid through tax revenues.” Senate Bill 30 requires bond proposition to have a single purpose and be explicitly spelled out. Kennard noted there was nothing adopted in legislation regarding annexation.

Regarding land use bills, the following bills were discussed: a county and municipal government must approve or disapprove (vs “act on”) subdivision plat applications within 30 days or they were deemed approved pursuant to House Bill 3167 and effective September 1, 2019; required digital mapping for home rule cities pursuant to Senate Bill 1303 and effective September 1, 2019; and, a 3/4s vote of council was required for non-consent historic landmark designation pursuant to House Bill 2496 and effective immediately.

Regarding election bills, the following bills were discussed: the City could remove deceased candidates from a ballot up to printing of the ballot pursuant to House Bill 1067 and effective immediately; a runoff ballot candidate order must be the same relative to the original ballot order pursuant to House Bill 88 and effective September 1, 2019; other than a disaster displacement, candidates to show eligibility must have made an effort to return to residence after a temporary absence pursuant to House Bill 831 and effective January 1, 2020; and, for November elections, a City could not have an early voting place that was not a county voting place, unless all county places in the city were designated by the City, pursuant to House Bill 1048 and effective immediately.

Regarding open meetings, the following passed bills were discussed: an attempt to fix a recent court case declaring conspiracy a crime of the Open Meetings Act unconstitutional pursuant to Senate Bill 1640 and effective immediately; a City must allow the public to comment in public meetings pursuant to House Bill 2840 and effective September 1, 2019; and, expands emergency powers under the Open Meetings Act pursuant to Senate Bill 494 and effective September 1, 2019.

Regarding public information, the following bills were discussed: House Bill 305 requires that a city website post meetings, elections, and other information effective September 1, 2019; Senate Bill 943 expanded third party vendors and contractors of cities subject were open records, which overturns much of Boeing v Paxton case, and effective January 1, 2020; Senate Bill 944 requires that city officials must forward city business on cell phones to the Public Information Act (PIA) officer effective September 1, 2019; and, information about parades and concerts paid with public funds were open records pursuant to House Bill 81 and effective immediately.

Regarding right of way fees, the following bill was discussed: Senate Bill 1152 relates to the payment of certain fees to municipalities by entities that provide telecommunications and cable or video services was effective September 1, 2019.

Regarding city fees, the following bill was discussed: building permit fees may not be tied to the value of building or cost of construction pursuant to House Bill 852 and effective immediately. She added, cities must choose other criteria, such as square footage, flat fee, or other method, to calculate fees.

Regarding building code and regulations, the following bill was discussed: a City could not regulate building material, methods authorized by national building codes, with limited exceptions pursuant to House Bill 2439 and effective September 1, 2019.

Regarding public safety, the following bills were discussed: emergency radio infrastructure revolving loan program pursuant to House Bill 2952 and effective September 1, 2019; mosquito control waiver during an emergency pursuant to Senate Bill 1113 and effective September 1, 2019; and, mutual aid law enforcement agreements need not be with just neighboring cities pursuant to House Bill 1789 and effective immediately.

Regarding employment, the following bill was discussed: all city officials and employees with access to government computer systems must complete annual cybersecurity training, which could be offered in-house, pursuant to House Bill 3834 and effective immediately.

City Council addressed agenda item 2d.

- (d) Presentation on an energy saving project.

Director of Public Works Kumar presented and discussed the energy saving project. Keith Chase, Noresco, presented that they have worked with staff to determine City goals and their efficiency projects. William Travers presented on the technical side of the project. Travers spoke on LED street lights and, if approved, they would be installed within the next month or two.

- (e) Consider the City's board, committee, and commission member appointments.

Councilmember Maroulis moved to appoint Warren Howard Waugh to the Construction Board of Adjustments and Appeals Board. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

City Council recessed the special City Council meeting at 6:54 p.m.

At 7:55 p.m., City Council reconvened the special City Council meeting to discuss agenda item 2c.

- (c) Presentation of Fiscal Year 2020 budget overview.

City Manager Snipes and Director of Financial Services Portis presented on the Fiscal Year 2020 budget overview.

### 3. **ADJOURN**

The special City Council meeting adjourned at 8:27 p.m.

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Maria Jackson, City Secretary

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Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, June 17, 2019**, at the City Hall, Council Chamber, 2<sup>nd</sup> Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

### 1. ROLL CALL

Mayor Ford called the meeting to order at 7:08 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, First Assistant City Attorney Way, and City Secretary Jackson. Absent: City Attorney Iyamu.

2. The **PLEDGE OF ALLEGIANCE** was led by Director of Financial Services Portis.

There were no **PRESENTATIONS AND RECOGNITIONS**.

### 4. PUBLIC COMMENTS

**Bruce Zaborovski**, 7915 Chancel, spoke in regards to the Fonmeadow subdivision and his concerns with sewers.

**Jimmy Kumana**, 3642 Robinson Road, spoke about an infested creek behind his home covered with vegetation.

Mayor Ford requested that City Manager Snipes follow up with the speakers.

### 5. STAFF REPORTS

City Manager Snipes provided the following updates: applications for the Community Development Block Grant (CDBG) were now available online and an information meeting for the CDBG committee was scheduled for June 26. He also invited everyone out for the following upcoming events: Juneteenth week events by the Missouri City Juneteenth Celebration Foundation; 2019 Summer Camp; Bingo Night on June 20; Teen Pickle ball on June 24; Free Lacrosse Clinic on June 25; Senior Foodies on June 27; and, the Annual 4<sup>th</sup> of July Celebration on July 4.

(b) Report on impact fees.

Director of Public Works Kumar requested that agenda item 5b be postponed until the next regular City Council meeting.

### 6. CONSENT AGENDA

(a) Consider approving the minutes of the special and regular City Council meetings of June 3, 2019.

- (b) Consider a request to rezone an approximate 8.7-acre tract of land from LC-2 local retail district to PD Planned Development District No.107; regulating and restricting the development and use of property within such PD Planned Development District; providing for an amendment to the Comprehensive Plan; and consider the related ordinance providing a penalty on the second and final reading. The subject site is located at the southwest corner of Lake Olympia Parkway and Vicksburg Boulevard.
- (c) Consider an ordinance amending and continuing Article VII of Chapter 74, Parks and Recreation, of the Missouri City Code; amending and continuing the rules and regulations pertaining to the standards of care for certain elementary-age recreation programs operated by the City of Missouri City; and consider the ordinance on the second and final reading.

Councilmember Emery moved to approve Consent Agenda items 6b and 6c pursuant to recommendations by City Staff. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney moved to approve the Consent Agenda item 6a, as amended. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Zoning Public Hearings and Ordinances** or **Public Hearings and related actions.**

#### **8. APPOINTMENTS.**

- (a) Consider appointing members to the Census Complete Count committee.

Councilmember Pearson moved to appoint members to the Census Complete Count committee. Councilmember Boney seconded.

Councilmember Pearson proposed an amendment to provide names and contact information to the City Secretary for appointment to the Census Complete Count committee. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Pearson moved to appoint members to the Census Complete Count committee, as amended. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

#### **9. AUTHORIZATIONS**

- (a) Consider authorizing the execution of a contract with an energy saving project company.

Councilmember Edwards tagged the agenda item.

- (b) Consider authorizing the negotiation and execution of an agreement for energy retrofit project financing.

Councilmember Edwards tagged the agenda item.

- (c) Consider authorizing a regional wastewater treatment facilities agreement between Missouri City and Sienna Plantation Municipal Utility District No. 1.

Councilmember Emery moved to authorize a regional wastewater treatment facilities agreement between Missouri City and Sienna Plantation Municipal Utility District No. 1. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the purchase and installation of datacenter edge switches.

Councilmember Boney moved to authorize the purchase and installation of datacenter edge switches. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider ratifying a contract with a tennis professional for the Parks and Recreation Department.

Director of Parks and Recreation Mangum presented. Councilmember Edwards asked for further clarification on how the contract exceeded the amount of \$50,000. Mangum explained the City pays \$1,500 a month for the contractor to run the program and any other services the City offers at the Tennis and Recreation Center pertaining to tennis, the City pays them 90% of the revenue. Once the 90% that was paid reaches \$50,000, Council must ratify the contract. Mayor Ford inquired if other cities offered these services and how they were contracted. Mangum stated it varied from City to City but most opted for this method.

Councilmember Maroulis moved to ratify a contract with a tennis professional for the Parks and Recreation Department. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (f) Consider authorizing the City Manager to negotiate and execute an interlocal agreement with Fort Bend County for a City-managed mobility project for Sienna Parkway intersection improvements.

Councilmember Emery moved to authorize the City Manager to negotiate and execute an interlocal agreement with Fort Bend County for a City-managed mobility project for Sienna Parkway intersection improvements. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

- (g) Consider authorizing an abbreviated contract with K3 Resources, LP, for sludge hauling services.

Councilmember Maroulis moved to authorize an abbreviated contract with K3 Resources, LP, for sludge hauling services. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (h) Consider suspending Section 2-81 of the City Code of Missouri City and immediately reconsider authorizing the city manager to negotiate and execute a contract for the provision of external auditing services.

Mayor Pro Tem Preston moved to suspend Section 2-81 of the City Code of Missouri City and immediately reconsider authorizing the city manager to negotiate and execute a contract for the provision of external auditing services. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney requested that the Finance and Services Committee Chair share his thoughts on this item and discuss their procedure. Mayor Pro Tem Preston stated information was provided to all of Council and had no further comments. Director of Financial Services Portis provided a brief presentation. City Manager Snipes asked if the committee had issues with staff recommendations. Portis stated there was none. Councilmember Emery stated that as a member of the Finance and Services Committee he thought Staff's recommendation was appropriate.

Councilmember Pearson moved to authorize the City Manager to negotiate and execute a contract for the provision of external auditing services with Weaver & Tidwell, LLC. Councilmember Emery seconded. **MOTION PASSED.**

Ayes: Councilmember Pearson, Boney, Maroulis and Emery

Nays: Mayor Ford, Mayor Pro Tem Preston and Councilmember Edwards

There were no **ORDINANCES.**

**11. RESOLUTIONS**

- (a) Consider a resolution adopting rules governing the investment of funds of the City of Missouri City; and designating the assistant City Manager and the Financial Services Department Director to be responsible for the investment of City funds.

Councilmember Boney moved to approve the resolution. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution amending the authorized representatives to the TexPool Local Government Investment Pool.

Councilmember Pearson moved to approve the resolution. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

**12. CITY COUNCIL ANNOUNCEMENTS**

Councilmember Pearson thanked the Missouri City Parks Foundation for the donation, which improved two parks. He also attended the Fondren Park HOA meeting and that there was good dialogue. Councilmember Boney thanked Williamsburg Enterprise for the invitation to their groundbreaking event and reminded everyone that Wednesday would be Juneteenth and to inform themselves more about the important holiday. Councilmember Emery spoke about the investments that Williamsburg Enterprises plans to make. Emery also noted he was working with the owner of the old professional building on Glenn Lakes Lane to restore the property. Mayor Pro Tem Preston and Councilmember Edwards congratulated the Thurgood Marshall Boys Track team for placing first in two races.

**13. ADJOURN**

The regular City Council meeting adjourned at 7:55 p.m.

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Maria Jackson, City Secretary



**Council Agenda Item  
July 1, 2019**

**7. PUBLIC HEARINGS AND RELATED ACTIONS**

(a) **Zoning Public Hearings and Ordinances** – *There are no Zoning Public Hearings and Ordinances on this agenda.*

(b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*

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## CITY COUNCIL AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 8(a) Consider appointing members to the Census Complete Count committee.  
**Submitted by:** Maria Jackson, City Secretary

### SYNOPSIS

Consider appointing members to the Census Complete Count committee.

### BACKGROUND

During the June 17, 2019, regular City Council meeting, City Council approved the appointment of the Census Complete Count committee members by name submission to the City Secretary. City Council further stated that they would name two members each to serve the committee. The City Secretary then was directed to request that each committee member submit an application to the City.

At this time, the following committee members were recommended by City Council and have now been appointed to the committee. This is an opportunity of City Council to appoint the 15<sup>th</sup> committee member. Councilmember Boney has recommended Mr. Leslie Mack, if needed.

#### **Committee Members as Recommended by Mayor Pro Tem Preston**

1. Denice Pringle
2. Candace McCray

#### **Committee Members as Recommended by Councilmember Edwards**

3. Stephanie Brown
4. Regina Gardner

#### **Committee Members as Recommended by Councilmember Pearson**

5. Orangey Jones
6. Daniel Silva

#### **Committee Members as Recommended by Councilmember Boney**

7. Pamela Zackory
8. Vivian Singleton

#### **Committee Members as Recommended by Councilmember Maroulis**

9. J.R. Atkins
10. Babu Thomas

#### **Committee Member as Recommended by Councilmember Boney, if needed**

11. Leslie Mack

### SUPPORTING MATERIALS

1. Committee Member Applications

**STAFF'S RECOMMENDATION**

Consider appointing members to the Census Complete Count committee.

**Director Approval:** **Maria Jackson, City Secretary**



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Denice Pringle \_\_\_\_\_ D \_\_\_\_\_  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

QUAIL VALLEY ELDORADO Section : 1  
**Subdivision**

\_\_\_\_\_ **Phone Number** \_\_\_\_\_ **Email Address** \_\_\_\_\_

Community Outreach Liaison \_\_\_\_\_

Board of Directors for GCCAC \_\_\_\_\_

**Occupation**

2 yr. degree \_\_\_\_\_

**Education**

**On which Board/Committee/Commission would you like to serve?::**

Census Committee \_\_\_\_\_

**Explain why::**

Highly recommended from City Council Office \_\_\_\_\_

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.::**

I'm very community oriented. I'm 3rd Vice President for Naacp \_\_\_\_\_

I am on the board for our local Aarp. I am on the board for scholarships via Apri \_\_\_\_\_

**Hobbies/Personal/Family Interests::**

Interest include Writing, Reading \_\_\_\_\_

**References (optional)::**

Chris Preston - City Council

Diana Waters - Senate Employee

Clarence Holiday - Congress Green Office

**Length of residence in the City::**

11 years

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

No file was uploaded

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 25, 2019

**Signature of Applicant::** Denice Pringle



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Candace McCray \_\_\_\_\_ D \_\_\_\_\_  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459 \_\_\_\_\_  
**Address** **City, State, Zip Code**

LAKE SHORE HARBOR Section : 1 \_\_\_\_\_  
**Subdivision**

\_\_\_\_\_ **Phone Number** \_\_\_\_\_ **Email Address** \_\_\_\_\_

Team Member/ Certified Trainer at Chick Fil-A \_\_\_\_\_

Summer Intern at Judwin Properties \_\_\_\_\_

### Occupation

University of Houston \_\_\_\_\_

### Education

### On which Board/Committee/Commission would you like to serve?::

City Census Complete Count Committee \_\_\_\_\_

### Explain why::

I would like to serve my community, maximize my opportunities, and maintain a culture for service in my life. I love how all CCC's are provided the ability to have campaigns that resonate with the true needs of a community to encourage participation

### Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for. :

NAACP Unit #6806 Member; Campaign Volunteer; Service Chair for Dear Daughters at the University of Houston

**Hobbies/Personal/Family Interests::**

Volunteering with local organizations; Dance/ Music/ Singing; Women empowerment; International travel

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**References (optional)::**

Not provided

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**Length of residence in the City::**

5

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**Are you a registered voter?::**

Yes

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**If available, please attach your resume::**

Resume 2019.pdf

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**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 24, 2019

**Signature of Applicant::** Candace McCray

# Candace McCray

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Kinesiology Undergraduate - Health Professions Track

## EDUCATION

**University of Houston**  **Houston, Texas** – *Kinesiology Exercise Science*

August 2018 – May 2021

Kinesiology undergraduate at The University of Houston on the health professions track with a graduation date set for May 2021. Member of the Honors College.

**Lawrence E. Elkins High School**  **Missouri City, Texas** – *Diploma*

August 2013– May 2017

## EXPERIENCE

**Judwin Properties**  **Houston, Texas** – **Intern**

June 2019 – August 2019

- Open and close show apartments
- Build relationships with residents and prospects to ensure best customer service
- Provide customer service by answering customer's phone calls
- Update electronic filing documents
- Review customer's account for any concerns

**Chick Fil-A**  **Houston, Texas** – *Team Member*

MAY 2015 – current

- Compassionately assisted customers with excellent customer service
- Take orders and prepare orders
- Communicated with fellow team members to ensure maximum efficiency and teamwork
- Ensured proper monetary transactions
- Provided customers with product knowledge
- Exceeded sales goals of \$1500 within three hours

**Atlantis Fellowships**  **Thessaloniki, Greece** – *Fellow*

June 2018

- Completed 40 hours of shadowing surgeons and nurses in Papageorgiou General Hospital
- Observed Cesarean deliveries, Intubations, treatment for infectious diseases, etc.
- Weekly department rotations between Labor & Delivery, Pathology, and the ICU
- Earned certificate of completion

**Georgia Aquarium Gift Shop**  **Atlanta, Georgia - Sales Representative**

JANUARY 2018 - APRIL 2018

- Compassionately assisted customers with excellent customer service
- Take orders and prepare orders
- Communicated with fellow team members to ensure maximum efficiency and teamwork
- Ensured proper monetary transactions
- Provided customers with product knowledge
- Organize and monitor inventory
- Responsible for increasing store sales

## SKILLS

Customer Service

Sales

Excellent verbal and written communication skills

Strong problem solving skills

Proficient in Microsoft Word, Powerpoint, Prezi, Google Slides, Excel, R code

Adaptable

Conflict Resolution

## AWARDS

Dean's List : maintained a 3.8 GPA at The University of Houston in the Fall of 2018

Chapter Member Nominee of The National Society of Collegiate Scholars at The University of Houston in the Spring of 2019

## COMMUNITY SERVICE

- Campaign Volunteer, October 2017
- Houston Food Bank Volunteer, March 2019
- Houston Public Warehouse, February 2019

## **ORGANIZATIONS**

Dear Daughters at The University of Houston Fall 2019 -2020, Service Chair

NAACP Unit #6806 at The University of Houston Spring 2019-current, Member

Black Student Health Association Spring 2019 - current, Member

The National Society of Collegiate Scholars at The University of Houston Spring 2019-current, Member

Grace Alive Ministries Fall 2016 -2017, Social Media & Marketing Team



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Stephanie Brown \_\_\_\_\_ B  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77489  
**Address** **City, State, Zip Code**

HUNTERS GLEN Section : 3  
**Subdivision**

\_\_\_\_\_ **Phone Number** \_\_\_\_\_ **Email Address**

Senior Administrative Assistant, Division of Diagnostic Imaging, Department of Nuclear Medicine  
**Occupation**

No response.  
**Education**

**On which Board/Committee/Commission would you like to serve?::**

City Census Complete Count Committee

**Explain why::**

Recommended by City Councilmember Edwards

I understand that residents use the census to support community initiatives involving legislation, quality-of-life and consumer advocacy. More importantly for our community, businesses use the data to decide where to build factories, offices and stores and these create jobs. Developers and city planners use the census to plan new homes and improve neighborhoods. All of these things are important and we need to educate our community. Many people think of it as getting in their business, without the knowledge of knowing that the census just might ensure safety and place a new hospital nearby.

Over the years, serving in the community schools, I have established relationships with lots of residents of Missouri City. I know how important the census is, and it

I am very active in the community school, serving as PTO President or Vice President for Thurgood Marshall HS since 2002. Previously serving and volunteering in the elementary and middle school (Hunters Glen and Missouri City Middle). I graduated from the FBISD Leadership Academy this past May, 2019 and am now serving on the Marshall High School Steering Committee to help place programs at the school to benefit the students in the community.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.::**

\*Naming Committee - Thurgood Marshall High School 2001-2002

\*1st and current PTO President of Thurgood Marshall High School (serving in this capacity since 2002 with the exception of 2 -3 years) (still serving, and all of my children have graduated).

Coordinate meetings, volunteers and events to assist in raising funds to help support academic goals of the community high school and award 2-4 scholarships to graduating seniors each year

\*Project Grad Coordinator - Thurgood Marshall High School (Coordinate fundraisers for graduating seniors to obtain laptops and other college bound gifts, and organize end of the year

lock-in for graduating seniors in a drug free/alcohol free environment to promote the efforts of Mothers Against Drunk Drivers, \*Community Advocate/FBISD Steering Committee for Thurgood

Marshall High School (to help place programs in community schools to benefit the community students). Also an advocate to keep the school open for our community students \*Graduate of

FBISD Board Leadership Academy 5/7/2019 \*Served and volunteered as PTO Officer at Hunters Glen Elementary \*Served several years as PTO President at Missouri City Middle School as well

as 8th Grade Coordinator, working closely with Dean of Education \*FBISD Volunteer of the Year Award – 2002, 2004, 2015, and 2016 \*Volunteer at voting polls for City Council and School Board

Elections

**Hobbies/Personal/Family Interests::**

Church, community service, volunteering, bowling, movies, sports

Family is everything

**References (optional)::**

Councilmember Edwards

Councilmember Pearson

FBISD Chief of Schools Joe Rodriguez - \_\_\_\_\_

Former City Councilmember Ralena Glover - \_\_\_\_\_

**Length of residence in the City::**

22 years

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

No file was uploaded

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 20, 2019

**Signature of Applicant::** Stephanie A. Brown



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Regina Gardner \_\_\_\_\_ B  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

THUNDERBIRD NORTH Section : 1  
**Subdivision**

\_\_\_\_\_ **Phone Number** \_\_\_\_\_ **Email Address**

Executive Director of The Community Gatekeepers (the social service organization sponsoring the "Reclaim the Village" Community Project)

### Occupation/Employer/Job Title

Master's of Social Work  
**Education**

### On which Board/Committee/Commission would you like to serve?::

City Census Complete Count Committee

### Explain why::

As a professional social worker and community organizer, I feel that working on the City Census 2020 Complete Count Committee would be a perfect fit. I am already engaged with many of the community leaders and various community organizations. I would love the opportunity to serve the city of Missouri City in this very important role.

### Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for. :

-Social Action Chair for Citizen's Advocating for Social Equity

-NAACP/Mo. City Chapter - Education Chair 2018

-Community Outreach Worker for State Rep. Ron Reynolds

-Lead Organizer for the Reclaim the Village Project of Fort Bend/Houston-Mo City

**Hobbies/Personal/Family Interests::**

-History

-Genealogical Research

**References (optional)::**

Representative Ron Reynold's Office

Steve Brown (contact number upon request)

**Length of residence in the City::**

19 years

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

Resume Political Regina Gardner.docx

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 26, 2019

**Signature of Applicant::** Regina Gardner

# Regina Gardner

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## Summary

Highly motivated and energetic educational consultant/strategist with strong analytic skills and experience with brief writing. Possesses strong written and verbal communication skills, with experience in managing social media campaigning, and website development.

## Relevant experience

### Community Organizer

- Utilized strategic community building and organizing techniques to engage Fort Bend East End stakeholders for the purposes of community improvement.
- Proven ability to develop and implement concrete goals based on critical thinking about grassroots organizing tactics, coalition building, and electoral campaigns.
- Developed an evidence-based plan to resolve the educational achievement gap in a local minority, lower-income communities.
- Ability to inspire stakeholders and community members to become effective advocates in their communities.
- Proven ability to work as part of a team in a fast-paced environment; willingness to pitch in to help others; able to handle high-stress situations.

### Political Consultant/Strategist

- Ability to synthesize data to consult with candidates in developing strategies for campaign platforms, social media marketing, and voter education campaigns.
- Capable of presenting forums, media interviews, and other events to allow political candidates the opportunity to present campaign platforms.
- Strategically developed a campaign blog site (“Willowridge Cares”) to link community members to the latest research and data related to their community issues in layman’s terms.

### Researcher

- Researched pertinent issues related to closing the achievement gap in lower-income minority communities. This research is being used as the foundation for Steve Brown’s educational platform in his campaign for House District 27.

## Chronology

|                   |   |
|-------------------|---|
| 08/2016 – Present | <i>Lead Organizer/Strategist</i> , Reclaim the Village Community Project            |
| 08/2014 – 05/2017 | <i>Graduate Student</i> , Graduate College of Social Work, University of Houston    |
| 10/2015 – 05/2016 | <i>Campaign Consultant/Strategist</i> , Steve Brown House District 27 Campaign      |
| 09/2015 – 12/2015 | <i>Campaign Volunteer</i> , Sylvester Turner Mayoral Campaign                       |
| 12/2009-05/2015   | <i>Elementary School Teacher</i> , Ed White Elementary School, Houston, Texas       |
| 12/ 2005–12/ 2007 | <i>Social Service Coordinator</i> , The Children’s Doctors of Texas, Houston, Texas |
| 02/ 1997–09/ 2005 | <i>CPS specialist IV</i> , Texas Department of Family and Protective Services,      |

## **Education**

**University of Houston**, Houston, Texas  
Graduate School of Social Work  
Master of Social Work Candidate (GPA 3.8)  
Concentration: Macro Social Work

May 2017

**University of Houston**, Houston, Texas  
Bachelor of Science, Psychology  
Minor: History

December 1989



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Orangegy V. Jackson-Jones

**Name**

B

**District**

**Address**

Missouri City, Texas 77489

**City, State, Zip Code**

QUAIL GREEN Section : 1

**Subdivision**

**Phone Number**

**Email Address**

Licensed Master Social Worker (LMSW)

Texas Children's Hospital

LMSW, Service Coordinator

**Occupation/Employer/Job Title**

Texas Southern University, and University of Houston

**Education**

**On which Board/Committee/Commission would you like to serve?::**

City Census Complete Count Committee

**Explain why::**

I desire for my community to be informed about all benefits and services associated with completing the census data.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for. :**

I participated daily at the Harvey Red Cross Shelter at Thurgood Marshall High School, after hurricane Harvey.

Volunteered at The Houston Food Bank

Volunteered during Thanksgiving to delivery seniors meal, for Meals Wheels

FBISD steering committee for Rezoning, 2018

**Hobbies/Personal/Family Interests::**

Reading

Traveling

socializing with family and friends

cooking, and baking

**References (optional)::**

Pamula Clark,

Kelli Aires,

Carolyn Moore-Wright,

**Length of residence in the City::**

27

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

OVJ Resume 2.2019.docx

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 23, 2019

**Signature of Applicant::** Orangegy Jackson-Jones

# ORANGEGY V. JONES, LMSW

Evening phone

Day time phone

Email:

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## **SOCIAL WORKER**

Master's degree in Social Work, certificate in gerontology, medical social worker, 10 years of case management experience, medical terminology, collaborate with interdisciplinary team, knowledge of HIPAA, CPS and APS reporting protocol, coordinate individual and family services, advocate, develop working community resource guide, experience working with individuals/families with disabilities; Autism, Intellectual Disabilities and other MH and MR disorders, community outreach and education, experienced in identifying proper community resources, maintain client data base, manage diverse client case load, and screen for program eligibility .

## **EDUCATION**

**Master in Social Work**, University of Houston, Houston, Texas 2013

**Bachelors of Arts, Social Work**, Texas Southern University; Houston, Texas 2008

## **FELLOWSHIP**

Leadership Education in Autism Neurodevelopmental Disabilities (LEND)

Children's Learning Institute at University of Texas Health Science Center at Houston

July 2012 - July 2013

Participated in year fellowship with LEND received training as leader in the field of Autistic Spectrum and other Neurodevelopmental Disabilities (ASD/ND) through an interdisciplinary training model focusing on leadership, cultural competence and evidence-based practice, ability to identify community resources for families and providers, properly recognize specialty healthcare/service providers in neurodevelopmental disabilities and work one on one with family to provide resources and referrals.

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## **Professional Experience**

**Service Coordinator Advance, LMSW**, Bellaire, Texas                      September 2016-present  
*Texas Children's Health Plan Star Kids*

- Provided service coordination, face to face assessment to determine members medical and or behavior health needs. maintain 100-member case load, conduct home visits, phone calls, member advocate, successfully link clients to proper community resources, conduct screening, and client follow up.
- Maintain progress/case notes, develop working community resources guided, create individual care plan, and monitor client services. Collaborate with interdisciplinary team, and monitor services for progress and satisfaction

**Clinical Case Manager LMSW (PRN)**, Houston, Texas                      January 2017 – March 2019  
*LBJ Hospital*

- Provided case management services, facilitate EDO process, complete psychosocial needs assessment and discharge planning
- Patient education, develop care plan, advocate for patient, make appropriate referrals for needed service, and counsel patients
- Collaborate with interdisciplinary team

**Clinic Social Worker**, Baytown, Texas

November 2014- October 2016

*Legacy Community Health*

- Identify and screen individuals whom have been referred for social service needs, including patients from all Legacy service lines.
- Assess each client's medical and psychosocial history and current service needs.
- Provide information, referrals and assistance with linkage to medical, psychosocial, and basic needs services as needed.
- Advocate on behalf of clients to decrease service gaps and remove barriers to services, assist families with FIE, ECI, and PPCD
- Monitor the efficacy and quality of services through periodic re-evaluation with peers and supervisor.
- Document service provided in EHRS client record within 72 hours.
- Collaborate with interdisciplinary team

**Case Manager, Service Coordinator**, Houston, Texas October 2013 - November 2014

*Mental Health and Retardation Authority of Harris County*

- Provided case management services to individuals with Mental and or Intellectual Disabilities, maintain 45 client case load, conduct home visits, advocate, successfully link clients to proper community resources, interview and screen, client follow up, and obtain collaterals.
- Maintain progress/case notes, develop working community resources guided, create individual care plan, and monitor client services. Collaborate with interdisciplinary team, monitor services for progress and satisfaction

**Social Worker Case Manager, Master Social Work Intern**; Houston, Texas

*LB J Hospital*

August 2012 - May 2013

- Provided case management services, complete psychosocial needs assessment and discharge planning
- Patient education, develop care plan, advocate for patient, make appropriate referrals for needed service
- Collaborate with interdisciplinary team

**Masters Social Worker Intern**; Houston, Texas

October 2010 – May 2011

*Houston Housing Authority (HHA)*

- Provided case management services to 400 family complex, work closely with senior to complete assessment, developed comprehensive senior program and developed demography survey
- Plan, organize, activities, social events and coordinate special educational programs for residents, and link individuals to appropriate community resource
- Assist in HHA main office with individual completing application for housing, verify housing status, filing documents and answer phone calls

**Psychiatric Social Worker**; Houston, Texas

December 2009 – May 2010

*University of Texas Harris County Psychiatric Center*

- Schedule clinic appointments, provide case management services and provide administrative support
- Complete Texas Recommended Assessment Guideline (TRAG) every 90 days for all MHMRA clients.

- Qualified Mental Health Provider (QMHP); approved by MHMRA to service MHMRA clients.

**Case Manager II;** Houston, Texas

December 2008 to December 2009

*Neighborhood Centers, Inc.*

- Provide disaster case management in home assessment for Disaster Housing Assistant Program (DHAP)
- Assembled the most comprehensive package of services, utilizing Individual Development Plans (IDP), make appropriate referrals
- Followed up with providers to assure services are delivered; maintained client files.
- Completed weekly & monthly reports; complete 90 day assessments and close out client files in allocated time frame;

**Bachelor Social Worker Intern;** Houston, Texas

August 2007 to April 2008

*University of Texas Harris County Psychiatric Center*

- Provided case management; co-facilitator for group, family and individual therapy, developed strategies for client education.
- Developed community resource guide for patients to be used by members of the medical staff.

**District Aid;** Representative Dora Oliva; Fort Bend / Harris County  
April 2007

February 2007 to

*Texas State Representative District 27*

- Managed the Missouri City, Texas office and served as community liaison for the Fort Bend, Harris County and other surrounding counties, respond to citizens' concerns.
- Developed resource data bank and maintained constituent case log. Reported daily and weekly to the State Capitol office; worked closely with local and state facilities; attended events and meetings.

**District Sales Manager** Houston TX.  
2006

May 1999- June

Avon Products Inc.

Manage sales, orders, manage staff of 375, product education. Maintain district plans, budget, and data entry

#### **CERTIFICATION & TECHNICAL EXPERTISE**

- Microsoft Word, Excel, and PowerPoint
- Web Care
- Sunrise Clinical Manager, EMR
- Siemens Invision OAS (scheduling and admitting)
- ETO Software System
- TAGG Software System
- EPTIC, EMR
- Centricity, EMR
- Medicare Medicaid, HMO, PPO, Manage Care, CHIP and TRICARE
- CPR certified
- Gerontology

- Peer mentor

**Organization affiliation**

Texas Southern University, Alumni Association

University of Houston, College of Social Work Alumni Association

Zeta Phi Beta Sorority, Lambda Zeta Chapter



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Pamela Zackory \_\_\_\_\_ B  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

VICKSBURG: VILLAGE OF CUMBERLAND Section : 1  
**Subdivision**

\_\_\_\_\_ **Phone Number** \_\_\_\_\_ **Email Address**

Payroll and Benefits Accountant \_\_\_\_\_

CenterPoint Energy \_\_\_\_\_

**Occupation/Employer/Job Title**

BSBA Accounting - Southern University and A & M College, Baton Rouge, Louisiana \_\_\_\_\_

**Education**

**On which Board/Committee/Commission would you like to serve?::**

City Census Complete Count Committee \_\_\_\_\_

**Explain why::**

I know that the Census process is essentially a big picture view of the demographics of its US occupants. On a smaller scale, I know that it's important to our community because it's tied to government dollars that can be distributed/used in our community using those same demographics. I can appreciate playing a part on committee that had a hand in helping the people in our great city!

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for. :**

Involved with the Vicksburg Community HOA; currently serving as a board director with Jazz Education Inc; Involved with other communities via the NextDoor Neighbor Social Media App

**Hobbies/Personal/Family Interests::**

Using my baking and sewing skills to raise funds for charitable organizations

**References (optional)::**

Velma R Newton

Ursula Barber

**Length of residence in the City::**

12 years

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

No file was uploaded

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 24, 2019

**Signature of Applicant::** Pamela Zackory



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

J.R. Atkins  
**Name**

C

**District**

**Address**

Missouri City, Texas 77459  
**City, State, Zip Code**

LAKE COLONY Section : 1  
**Subdivision**

**Phone Number**

**Email Address**

Supply Chain Management - ConocoPhillips

**Occupation**

No response  
**Education**

**On which Board/Committee/Commission would you like to serve?::**

Parks Board and any other as needed

**Explain why::**

I've been on the Parks Board for 3 years and have loved getting more involved and working with Staff to help as needed. The Parks and Rec Staff do all the heavy lifting and I want to be able to do anything I can to help them meet their objectives. I also selfishly care since I have two kids that utilize the parks on a regular basis with me.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.::**

Watch D.O.G.S. Coordinator - Austin Park Way Elementary

Assistant Cub-Master - Cub scout pack 828

Chairman IT program Advisory Board – WCJC

Communications Committee – FCCSA

Parks Board- Missouri City TX

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Board of Adjustments - Missouri City TX

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**Hobbies/Personal/Family Interests::**

Woodworking, Handyman work for friends or those in need and a ton of other things I mostly do to ensure my kids feel supported.

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**References (optional)::**

Brandon Oliver - coworker

---

Stanton Brown - Friend

---

Roger Bhalla - Boss

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**Length of residence in the City::**

6 years

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**Are you a registered voter?::**

Yes

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**If available, please attach your resume::**

No file was uploaded

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**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** May 6, 2019

**Signature of Applicant::** J.R. Atkins



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Babu Thomas C  
**Name** **District**

Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

QUAIL VALLEY ELDORADO Section : 1  
**Subdivision**

**Phone Number** **Email Address**

Insurance Agent/Producer TWFG Insurance Services, Stafford

Branch Owner

**Occupation**

Master of Commerce (M.Com), Bachelor of Law (LLB)

**Education**

**On which Board/Committee/Commission would you like to serve?::**

Complete Count Committee (CCC)

**Explain why::**

I am very active in various communities and religious groups, closely working among the large Asian and other ethnic groups in Fort Bend County. I have got excellent influence among them and also respected in various communities for my social activities. I will be able to create coalitions of community and religious groups to get any work done.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for. :**

I am a member of the Transition Team of Hon. KP George, Fort Bend County Judge and a member of the District Attorney Mr. Brian Middleton, Transition Team on Immigration. I am also the FCCA Neighborhood Representative for Plantation Trails of Missouri City.

I also represent Federation of Malayalee Associations of Americas (FOMAA): Former National Committee Member and Secretary of National Advisory Board. FOMAA is the National Organization representing 75 Asian Indian organizations in various US states having a combined membership of half million Indians of Kerala origin in the US ([www.fomaa.com](http://www.fomaa.com)).

Coordinator: FOMAA-Grand Canyon University Partnership. A program I started in 2013 for the benefit of the Asian Indian students in the US. Through this partnership with the university, all Indian students joining the university will get 15% tuition discount. So far i helped more than 2,500 students

**Hobbies/Personal/Family Interests::**

Reading and writing. I publish articles and stories in various Malayalam news papers.

Like to travel with family.

**References (optional)::**

Hon. KP George \_\_\_\_\_

Hon. Juli Mathew: \_\_\_\_\_

**Length of residence in the City::**

4 years

**Are you a registered voter?::**

Yes

**If available, please attach your resume::**

Resume-Babu Thomas-Missouri City.docx

**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?:: Yes**

**Submission Date:: June 25, 2019**

**Signature of Applicant:: Babu Thomas**

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# Babu Thomas

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## PROFILE

Highly accomplished professional with an established track record of experience in public relations, legal matters, sales and office management. Highly motivated with strong organizational, analytical, and problem solving skills. Ability to communicate effectively, act independently and handle confidential matters. Well organized and committed to quality of work and its presentation. Small business owner having own insurance agency in Stafford. Very active in politics, community services and religious groups. Closely working among the large Asian Indian community in Fort Bend County. A member of the Transition Team of Hon. KP George, Fort Bend County Judge. A member of the District Attorney Mr. Brian Middleton, Transition Team on Immigration.

## PROFESSIONAL EXPERIENCE

- TWFG INSURANCE SERVICES, STAFFORD, TX** **04/ 2016 – Present**  
**Branch Owner/ Producer**
- Managing and owning a branch office of TWFG Insurance service.
  - Selling various insurance products to clients and taking care of their needs
- FIRST REALTY RESOURCES, CATONSVILLE, MD** **06/ 2010 –09/ 2015**  
**Realtor**
- Representing clients in real estate dealings
- BANK OF AMERICA, COLUMBIA, MD** **12/2009 – 06/2010**  
**Teller**
- Process routine Account transactions, Greeting clients and selling various bank products
- LITTLE INDIA PLUS SUPER MARKET, CATONSVILLE, MD** **07/ 08 – 11/2009**  
**Partner and Customer Care Manager**
- Greeting customers, making them comfortable, attending to their needs and selling products
- CA. ROY K. PAUL FCA, THODUPUZHA, INDIA** **03/ 2004 – 06/2007**  
**Office Manager and Accountant**
- Managed the day today managerial and accounting functions of the office. Assisted in customer accounting works, auditing, finalization of accounts including Profit and Loss Account and Balance Sheet.
- AL ZOHAIFI CO., RIYADH, K.S.A** **04/1993 – 10/2003**  
(A Multi-million Dollar Import and Distribution Co.)  
**General Manager and Chief Administrative Officer**
- Controlled all day to day functions of the company including administration and sales.
  - Handled general administrative responsibilities including business correspondences and record keeping.
  - Dealt with international companies for the import and distribution of consignments.
  - Arranged Company Board meetings and kept minutes of the same.

**Assistant District Attorney**

- **Represented the government of Kerala in various courts in Civil and Criminal cases**

**Volunteer Activities:**

- Member, Fort Bend County District Attorney Transition Team on Immigration.
- Member, Fort Bend County Judge Hon. KP George Transition Team.
- FCCA Neighborhood Representative for Plantation Trails of Missouri City.
- Federation of Malayalee Associations of Americas (FOMAA): Former National Committee Member and Secretary of National Advisory Board. FOMAA is the National Organization representing 75 Indian Kerala associations in various US states having a combined membership of half million Indians of Kerala origin in the US ([www.fomaa.com](http://www.fomaa.com)).
- Coordinator: FOMAA-Grand Canyon University Partnership. A program I started in 2013 for the benefit of the Indian students in the US. Through this partnership with the university, all Indian students joining the university will get 15% tuition discount. So far helped more than 2,500 students.
- Neighbor Ride, Columbia, MD: Giving free rides to seniors in Howard County, MD.

**Education:**

HOWARD COMMUNITY COLLEGE  
**Managing Finances with QuickBooks**

Columbia, MD  
**March-2008**

H&R BLOCK  
**Tax Preparer Course**

Columbia, MD  
**November- 2007**

UNIVERSITY OF CALICUT  
**Bachelor of Law (L.L.B)**

Calicut, Kerala, India  
**April-1991**

UNIVERSITY OF KERALA  
**Master of Commerce and Accounting (M. Com.)**

Trivandrum, Kerala, India  
**April-1985**



## CITY COUNCIL AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 9(a) Consider authorizing the negotiation and execution an Energy Savings Performance Contract.  
**Submitted by:** Shashi K. Kumar, P.E., Public Works Director and City Engineer  
Bill Atkinson, Assistant City Manager

### SYNOPSIS

Consider authorizing the City Manager to execute an Energy Savings Performance Contract (ESPC) with NORESKO, LLC for the implementation of certain Energy Conservation Measures (ECMs) at city owned facilities and retrofitting of all street lights for conversion to LED throughout the City.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain a Fiscally Sound City Government
- Have quality development through buildout

### BACKGROUND

The city has determined it is in its best interest to develop a partnership with NORESKO, LLC in conjunction with Energy Savings Performance Contracting (ESPC). This is a method of financing that allows the city to complete energy-saving improvements within an existing budget by paying for them with money saved through reduced utility expenditures. The City makes no up-front investments and instead finance projects through guaranteed annual energy savings.

The real proof of ESPC success is in the actual performance of the measures. Performance is determined through an approved measurement and verification plan. This is a post-construction annual service contract that reports actual savings against savings guarantees. These services are paid with savings accrued from the project, but the City may amend or cancel these annual contracts depending on the project.

Two companies, NORESKO, LLC and OpTerra Energy Services offer similar services and were evaluated for this ESPC. After meeting with both the firms, city staff felt that NORESKO, LLC offered the most advantageous partnership and potential solutions to the City. NORESKO, LLC will contract with the City to offer assistance with infrastructure upgrade and utility savings to assist the city with off-setting the cost of the upgrade. NORESKO, LLC services are provided through the Interlocal Purchasing System (TIPS), so services from them do not require a competitive solicitation from the City as that requirement has been met through the use of the TIPS Cooperative (Local Government Code 271.102).

Over the past year, City's Public Works staff with oversight over city facilities and street lights has facilitated NORESKO's team to perform an analysis of City facilities and make recommendations as well as provide a Measurement and Verification for consideration. NORESKO performed an extensive analysis of 22 city facilities that included 12 city buildings, 7 park areas and conversion of all street lights to LED throughout the City. This contract was executed in August of 2018 at a cost of \$28,220.00. If the city does not continue the contract, this amount will be owed to Noresko. If on the other hand, if we move forward as recommended, the costs will be absorbed.

In addition, to be very transparent and to ensure the best outcome for the City, the City contracted with a third-party firm to audit and analyze NORESKO's ESPC. This analysis was conducted by Edwards Energy Environmental & Waste Management. They found overall, the energy savings measures, methods of calculation and verification of savings for the improvements presented by NORESKO in the ESPC to be consistent with industry standards.

The total cost of the projects to be financed was \$1,267,389, including lighting and labor when presented at the June 17 City Council meeting. The City has been advised by the vendor that two items have increased in costs since June 17. Note vendor has been holding pricing since December 2018. These projects to be financed are now \$1,350,084 or an increase of \$82,695 resulting from equipment tariffs and trade labor rates.

The revisions to the cash flow are a result of:

- Lower interest rate: 3.75% to 2.54%.
- Inclusion of year 2 LED streetlight savings.
- Increased project costs of \$82k from tariffs ~(\$66k) and labor rates ~(\$15k).
- NORESKO absorbed additional internal costs (March – July 2019) to keep the project whole.
- Total lease payments are \$3,127 less compared to June 17 cash flow.

| Pricing as of June 17, 2019 |  | June               | July               | Change          |
|-----------------------------|--|--------------------|--------------------|-----------------|
| ECM No.                     | ECM                                    | ECM Cost           | ECM Cost           | ECM Cost        |
| 1                           | Lighting - Interior LED Retrofits      | \$713,429          | \$767,549          | \$54,120        |
| 2                           | Lighting - Exterior LED Retrofits      | \$324,128          | \$348,716          | \$24,588        |
| 3                           | HVAC - Unit Replacement                | \$157,675          | \$159,567          | \$1,892         |
| 4                           | HVAC - VFD Installation                | \$28,825           | \$29,171           | \$346           |
| 5                           | HVAC - Controls Programing Enhancement | \$10,648           | \$10,776           | \$128           |
| 6                           | Plug Load Controllers                  | \$7,833            | \$7,833            | \$0             |
| 7                           | Street Lighting LED Conversion         | \$0                | \$0                | \$0             |
| <b>Subtotal</b>             |  | <b>\$1,242,538</b> | <b>\$1,323,612</b> |                 |
| TIPS Fee                    |  | <b>\$24,851</b>    | <b>\$26,472</b>    | \$1,621         |
| <b>Total Project Cost</b>   |  | <b>\$1,267,389</b> | <b>\$1,350,084</b> | <b>\$82,695</b> |

Below the table depicts NORESKO's estimated savings and costs to the city over the next 20 years for implementing the ECM's. It is anticipated that the savings from implementing this project will exceed the lease payments over the term of the lease, with the City retaining the full value of the savings upon lease completion. Within the Energy Savings Performance Contract, NORESKO, LLC will provide an energy savings guarantee, which will guarantee that the value of the energy savings realized will be such that the savings on an annual basis meet or exceed the program cost including any support services and savings measurement and verification cost over the contract term

**Summary:**

|   |                    |
|---|--------------------|
| Total Guaranteed City Savings from Building Projects        | \$1,969,543        |
| Total Guaranteed City Savings (Street Lights)               | \$1,527,018        |
| Total CenterPoint Rebate to City                            | \$19,000           |
| Total Cost to City of Lease Repayment                       | (\$1,667,755)      |
| Total Cost to City of Measurement and Verification Services | <u>(\$ 69,080)</u> |
| Net Cash Flow   | \$1,778,726        |

| Year            | Guaranteed Savings |                    | Centerpoint<br>Rebate | Repayment<br>of Lease | M&V Service     | Total Cost         | Net Cash<br>Flow   |
|-----------------|--------------------|--------------------|-----------------------|-----------------------|-----------------|--------------------|--------------------|
|                 | Buildings          | Streetlights       |                       |                       |                 |                    |                    |
| 1               | \$87,499           |                    | \$19,000              | \$62,324              | \$17,921        | \$80,245           | \$26,255           |
| 2               | \$87,487           | \$70,956           |                       | \$130,969             | \$12,228        | \$143,197          | \$15,245           |
| 3               | \$87,474           | \$70,956           |                       | \$130,629             | \$12,595        | \$143,224          | \$15,206           |
| 4               | \$87,461           | \$70,956           |                       | \$130,279             | \$12,973        | \$143,252          | \$15,165           |
| 5               | \$88,947           | \$72,162           |                       | \$132,341             | \$13,362        | \$145,703          | \$15,405           |
| 6               | \$90,457           | \$73,389           |                       | \$146,762             |                 | \$146,762          | \$17,084           |
| 7               | \$91,994           | \$74,636           |                       | \$149,256             |                 | \$149,256          | \$17,374           |
| 8               | \$93,556           | \$75,905           |                       | \$151,792             |                 | \$151,792          | \$17,669           |
| 9               | \$95,145           | \$77,195           |                       | \$154,372             |                 | \$154,372          | \$17,969           |
| 10              | \$96,761           | \$78,508           |                       | \$156,994             |                 | \$156,994          | \$18,274           |
| 11              | \$98,404           | \$79,842           |                       | \$159,662             |                 | \$159,662          | \$18,585           |
| 12              | \$100,076          | \$81,200           |                       | \$162,375             |                 | \$162,375          | \$18,901           |
| <b>Subtotal</b> | <b>\$1,105,262</b> | <b>\$825,704</b>   |                       | <b>\$1,667,755</b>    | <b>\$69,080</b> | <b>\$1,736,835</b> | <b>\$213,131</b>   |
| 13              | \$101,775          | \$82,580           |                       |                       |                 |                    | \$184,355          |
| 14              | \$103,504          | \$83,984           |                       |                       |                 |                    | \$187,488          |
| 15              | \$105,262          | \$85,412           |                       |                       |                 |                    | \$190,673          |
| 16              | \$107,050          | \$86,864           |                       |                       |                 |                    | \$193,913          |
| 17              | \$108,868          | \$88,340           |                       |                       |                 |                    | \$197,208          |
| 18              | \$110,717          | \$89,842           |                       |                       |                 |                    | \$200,559          |
| 19              | \$112,597          | \$91,369           |                       |                       |                 |                    | \$203,966          |
| 20              | \$114,509          | \$92,923           |                       |                       |                 |                    | \$207,432          |
| <b>Totals</b>   | <b>\$1,969,543</b> | <b>\$1,527,018</b> |                       | <b>\$1,667,755</b>    | <b>\$69,080</b> | <b>\$1,736,835</b> | <b>\$1,778,726</b> |

Note: LED Streetlight project to be completed by spring 2020, providing additional \$59k of savings in Year 1.

Over the next year or so, the City will be able to upgrade interior and exterior lighting through retrofitting and adding upgraded switching mechanisms. Further, by working with Centerpoint Energy, NORESKO has assured the City of LED lighting upgrades across the City. The LED conversion project is expected to commence between 3 to 6 months upon authorization and the entire project is estimated to be completed by spring 2020. In addition to realizing cost savings, these proposed initiatives will ensure a more sustainable environment for the City.

#### BUDGET ANALYSIS

**Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager**

**Financial/Budget Review: N/A**

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

#### SUPPORTING MATERIALS

1. Energy Efficiency Project - Building Summary
2. Third Party Consultant Review

#### STAFF'S RECOMMENDATION

Staff recommends authorizing the City Manager to execute an Energy Savings Performance Contract (ESPC) with NORESKO, LLC for the implementation of certain Energy Conservation Measures (ECMs) at city owned facilities and retrofitting of all street lights for conversion to LED throughout the City.

**Director Approval:**

**Shashi K. Kumar, P.E.**

**Assistant City Manager/  
City Manager Approval:**

**Bill Atkinson**

MISSOURI CITY  
ENERGY EFFICIENCY PROJECT  
BUILDING SUMMARY

| Building                     | ECM                   | Description   |
|------------------------------|-----------------------|---|
| City-wide                    | LED Street Lights     | Replace 3,535 existing street lights to LED   |
| City Hall Complex            | Interior Lighting     | Upgrade 643 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 26 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | HVAC Unit Replacement | Replace AHU 3 and AHU 5 at Development Services                                       |
|                              | VFD Installations     | Retrofit Existing AHU-1 and AHU-2 for variable volume operation at the Visitor Center |
|                              | Plug Load Controls    | Install 15 plug load controllers  |
| Municipal Court              | Interior Lighting     | Upgrade 453 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 28 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | Plug Load Controls    | Install 4 plug load controllers   |
| Police Department            | Interior Lighting     | Upgrade 645 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 32 exterior lighting fixtures to LED  |
|                              | Plug Load Controls    | Install 3 plug load controllers   |
| Recreation Center            | Interior Lighting     | Upgrade 170 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 20 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | Plug Load Controls    | Install 5 plug load controllers   |
| Fire Station #2              | Interior Lighting     | Upgrade 84 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 15 exterior lighting fixtures to LED  |
| Fire Station #3              | Interior Lighting     | Upgrade 105 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 21 exterior lighting fixtures to LED  |
| Fire Station #4              | Interior Lighting     | Upgrade 105 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 21 exterior lighting fixtures to LED  |
| Fire Station #5              | Interior Lighting     | Upgrade 23 interior lighting fixtures to LED  |
| Animal Control               | Interior Lighting     | Upgrade 36 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 4 exterior lighting fixtures to LED   |
| Parks & Building Maintenance | Interior Lighting     | Upgrade 91 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 7 exterior lighting fixtures to LED   |
| Street Building A            | Interior Lighting     | Upgrade 68 interior lighting fixtures to LED  |
| Fleet Maintenance Building B | Interior Lighting     | Upgrade 55 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 39 exterior lighting fixtures to LED  |
| Signal Shop Building C       | Interior Lighting     | Upgrade 10 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 3 exterior lighting fixtures to LED   |
| Bicentennial Park            | Exterior Lighting     | Upgrade 1 exterior lighting fixtures to LED   |
| Buffalo Run Park             | Interior Lighting     | Upgrade 10 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 72 exterior lighting fixtures to LED  |
| Hunters Glenn Park           | Interior Lighting     | Upgrade 6 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 42 exterior lighting fixtures to LED  |
| Quail Green West Park        | Exterior Lighting     | Upgrade 16 exterior lighting fixtures to LED  |
| Roane Park                   | Interior Lighting     | Upgrade 3 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 2 exterior lighting fixtures to LED   |
| Traffic Control              | Interior Lighting     | Upgrade 26 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 10 exterior lighting fixtures to LED  |
| Independence Park            | Exterior Lighting     | Upgrade 4 exterior lighting fixtures to LED   |
| Oyster Creek Bridge          | Exterior Lighting     | Upgrade 15 exterior lighting fixtures to LED  |
| Park Beautification Area     | Exterior Lighting     | Upgrade 7 exterior lighting fixtures to LED   |

# CASH FLOW (MAY 2019)



| Year            | Guaranteed Savings |                    | Centerpoint | Repayment of Lease | M&V Service     | Total Cost         | Net Cash Flow      |
|-----------------|--------------------|--------------------|-------------|--------------------|-----------------|--------------------|--------------------|
|                 | Buildings          | Streetlights       | Rebate      |                    |                 |                    |                    |
| 1               | \$87,499           |                    | \$19,000    | \$64,914           | \$17,921        | \$82,836           | \$23,664           |
| 2               | \$87,487           |                    |             | \$70,214           | \$12,228        | \$82,442           | \$5,045            |
| 3               | \$87,474           | \$70,956           |             | \$136,059          | \$12,595        | \$148,654          | \$9,776            |
| 4               | \$87,461           | \$70,956           |             | \$135,695          | \$12,973        | \$148,668          | \$9,749            |
| 5               | \$88,947           | \$72,162           |             | \$137,842          | \$13,362        | \$151,205          | \$9,904            |
| 6               | \$90,457           | \$73,389           |             | \$152,863          |                 | \$152,863          | \$10,983           |
| 7               | \$91,994           | \$74,636           |             | \$155,461          |                 | \$155,461          | \$11,169           |
| 8               | \$93,556           | \$75,905           |             | \$158,102          |                 | \$158,102          | \$11,359           |
| 9               | \$95,145           | \$77,195           |             | \$160,789          |                 | \$160,789          | \$11,552           |
| 10              | \$96,761           | \$78,508           |             | \$163,520          |                 | \$163,520          | \$11,748           |
| 11              | \$98,404           | \$79,842           |             | \$166,299          |                 | \$166,299          | \$11,948           |
| 12              | \$100,076          | \$81,200           |             | \$169,124          |                 | \$169,124          | \$12,151           |
| <b>Subtotal</b> | <b>\$1,105,262</b> | <b>\$754,748</b>   |             | <b>\$1,670,882</b> | <b>\$69,080</b> | <b>\$1,739,961</b> | <b>\$139,049</b>   |
| 13              | \$101,775          | \$82,580           |             |                    |                 |                    | \$184,355          |
| 14              | \$103,504          | \$83,984           |             |                    |                 |                    | \$187,488          |
| 15              | \$105,262          | \$85,412           |             |                    |                 |                    | \$190,673          |
| 16              | \$107,050          | \$86,864           |             |                    |                 |                    | \$193,913          |
| 17              | \$108,868          | \$88,340           |             |                    |                 |                    | \$197,208          |
| 18              | \$110,717          | \$89,842           |             |                    |                 |                    | \$200,559          |
| 19              | \$112,597          | \$91,369           |             |                    |                 |                    | \$203,966          |
| 20              | \$114,509          | \$92,923           |             |                    |                 |                    | \$207,432          |
| <b>Totals</b>   | <b>\$1,969,543</b> | <b>\$1,456,062</b> |             | <b>\$1,670,882</b> | <b>\$69,080</b> | <b>\$1,739,961</b> | <b>\$1,704,644</b> |



May 6, 2019

Attn: Jessica M. Kokes  
Public Works Manager  
City of Missouri City  
1522 Texas Pkwy  
Missouri City, TX 77489

Subject: NORESKO Energy Savings Performance Contract, Third (3rd) Party Energy Review

Dear Jessica,

We have completed our Third (3rd) Party Review of the Energy Savings Performance Contract as prepared by NORESKO for the City of Missouri City. The review was performed using the following documents provided by NORESKO:

- Attachment A – Property Description
- Attachment B – Scope of Services
- Attachment F – Guaranty of Energy Cost Savings
- Attachment J – NORESKO Installed Equipment
- Attachment K – Standards of Service
- CenterPoint CNP 8020 – Street Lighting Service

Overall, the energy savings measures, methods of calculation and verification of savings for the improvements presented by NORESKO in the documents provided for our review are consistent with industry standards. For the purpose of maintaining consistency with the naming conventions used in the International Performance Measurement and Verification Protocol (IPMVP) we have recommended changing the name of the M&V methodology for some of the measures. Attached is a Summary of Findings with documented recommendations/questions by Edwards Energy Environmental & Waste Management & McKinstry and subsequent response by NORESKO. Edwards Energy Environmental & Waste Management & McKinstry are satisfied with NORESKO's response. However, it is incumbent upon the City to make sure that the changes, as agreed to by NORESKO in this report, get included in the final revision to the contract.

We appreciate the opportunity to be of service to the City of Missouri City. If there are any questions, please feel free to contact me or Roger at 832.907.4130 or 832.602.7316.

Sincerely,

Sandra Edwards, CEM & Roger Larson P.E.  
Edwards Energy Environmental & Waste Management & McKinstry

Cc: Shashi Kris Kumar, P.E., CFM  
Will Travers, P.E.  
Keith Chase  
Matthew Johnson, LEED AP BD+C



## Third (3rd) Party Energy Review – Summary of Findings NORESKO Energy Savings Performance Contract

The following questions are based upon Edwards Energy Environmental & Waste Management & McKinstry's review of the documents described in our cover letter; as discussed during a meeting with the City of Missouri City and NORESKO on Thursday April 25, 2019 and subsequent response from NORESKO on April 26, 2019.

### ECM 3 – HVAC Replacement

Edwards Energy Environmental & Waste Management & McKinstry

Recommendations/Questions:

- Due to no Key Performance Indicator (KPI) being measured, change the name of the M&V plan from “Option A” to “deemed” or “stipulated”. This method is justifiable based on the anticipated energy savings.
- How did NORESKO estimate the cooling efficiency of the units being replaced?

NORESKO's Response:

- NORESKO concurred with the change in the name of M&V methodology.
- The two units in this measure are 19 years old. To determine their cooling efficiency at the time of installation, NORESKO pulled the original cutsheets based on manufacturer model numbers. Due to the age of these units, the industry standard for cooling efficiency degradation is 10%. To be conservative, NORESKO degraded the cooling efficiency for these units by 5%.

### ECM 4 – VFD

Edwards Energy Environmental & Waste Management & McKinstry

Recommendations/Questions:

- Due to no Key Performance Indicator (KPI) being measured, change the name of the M&V plan from “Option A” to “deemed” or “stipulated”. This method is justifiable based on the anticipated energy savings.
- Provide additional description to the savings summary.
- What is existing unit drive horsepower and cfm?
- How is the existing outside air controlled?

NORESKO's Response:

- NORESKO concurred with the change in the name of M&V methodology.
- Savings summary: this ECM consists of the installation of VDSs on the supply fans of AHU-1 and -2 serving the large auditorium (single zone) and the installation of demand-controlled ventilation to reduce outside air when not in use. Additionally, adjusting temperature setpoints and occupied hours within the existing JCI Metasys BAS. The savings will result from reduced fan power, reduced outside air conditioning, tighter scheduling around occupied hours and higher temperature setpoints in the summer and cooler temperature setpoints in the winter. Both AHUs have chilled water and electric duct heaters.
- AHU- 1 is 5hp, 5,700 cfm. AHU-2 is 7.5 hp, 8,700 cfm.



- The outside air is currently controlled by a motorized damper that closes when the units are scheduled off. NORESKO visually observed the outside air damper and it is operational. The damper is controlled via the JCI Metasys BAS.

#### ECM 5 – Temperature Setpoint modifications for occupied/unoccupied periods

Edwards Energy Environmental & Waste Management & McKinstry

Recommendations/Questions:

- Due to no Key Performance Indicator (KPI) being measured, change the name of the M&V plan from “Option A” to “deemed” or “stipulated”. This method is justifiable based on the anticipated energy savings.
- How were the cooling/heating temperature setpoints established?
- What are the inputs to the energy savings calculations for this measure?

NORESCO’s Response:

- NORESKO concurred with the change in the name of M&V methodology.
- NORESKO worked with the City’s Facilities Superintendent, Bill Cronin, to establish the temperature setpoints. The occupied and unoccupied time periods were validated using a combination of logging data, existing BAS settings and site conditions. Table K-3 provides the final agreed upon schedules and temperature setpoints.
- The input values to the energy savings calculation included, in addition to the new temperature setpoints and occupancy periods:
  - o Heating type (hot water or electric) and associated efficiency
  - o Cooling type (chilled water or dx) and associated efficiency
  - o Fan horsepower
  - o Supply air cfm

#### ECM 6 – Plug Load Controllers

Edwards Energy Environmental & Waste Management & McKinstry

Recommendations/Questions:

- If BERT can provide a one-week sample measurement, for each appliance, of either usage period or power consumption that is typical of annual usage or power consumption, then Option A is a viable M&V methodology. If not, since no Key Performance Indicator (KPI) is being measured, change the name of the M&V plan from “Option A” to “deemed” or “stipulated”. This method is justifiable based on the anticipated energy savings.

NORESCO’s Response:

- NORESKO has decided to designate these savings as “deemed” due to the low value of the savings (less than 0.8% of total contract savings).

#### ECM 7 – Streetlights

Edwards Energy Environmental & Waste Management & McKinstry

Recommendations/Questions:

- As part of the incentive program, CenterPoint is stipulating the kwh consumption, both



before and after the lamp replacement. Thus, the only unknown about the energy and cost savings realized by the City of Missouri City as a result of this improvement measure, is the number of lamps and wattage replaced. Since NORESKO is providing a billing analysis to confirm this savings, the more robust M&V methodology, Option C, could be used rather than Option A. However, a statistically significant sample of bills would need to be reviewed. Either Option A or C is acceptable in this case.

NORESCO's Response:

- NORESKO will advise if their billing analysis will provide what is required for Option C.



## CITY COUNCIL AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 9(b) Consider authorizing the negotiation and execution of an agreement for energy retrofit project financing.  
**Submitted by:** Allena Portis, Director of Financial Services

### SYNOPSIS

The City and Noresco will enter into an Energy Savings Performance Contract (ESPC) through which Noresco will develop and implement certain Energy Conservation Measures (ECMs) at facilities, which are owned and operated by the City. Staff is requesting the use of tax-exempt lease purchase financing for this project.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

### BACKGROUND

The approval of an energy savings contract with Noresco, LLC is being requested under a separate cover as agenda item 9 (a). If approved, this contract requires an investment in equipment to generate energy savings. Staff is requesting the use of tax-exempt lease purchase financing for this project. This method of financing will enable equipment acquisition through installment payments with little or no upfront capital required. This arrangement treats the project as capital equipment owned by the financing organization and leased over a fixed term to the City. Upon termination, ownership transfers to the City.

It is anticipated that the savings from implementing this project will exceed the lease payments over the term of the lease, with the City retaining the full value of the savings upon lease completion. Within the Energy Savings Performance Contract, Noresco, LLC will provide an energy savings guarantee, which will guarantee that the value of the energy savings realized will be such that the savings on an annual basis meet or exceed the program cost including any support services and savings measurement and verification cost over the contract term.

The total cost of the project to be financed, including lighting, HVAC equipment and controls total approximately \$1,350,084. The payment terms will be 12 years with annual payments in arrears.

With the assistance of Noresco, LLC, a Request for Information (RFI) soliciting rates for a tax-exempt lease-purchase arrangement was issued to identify potential third party lessors Staff recommends negotiating with the lesser that provides the lowest cost financing to the City.

### BUDGET/FISCAL ANALYSIS

The lease is to be structured so that the City will make no payments during the construction period, which is scheduled to end January of 2020. The lease payments and anticipated payments will be reflected in the FY2020 proposed budget.

**Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager**

**Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager**

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

#### **SUPPORTING MATERIALS**

1. Request for Information
2. Addendum # 1

#### **STAFF'S RECOMMENDATION**

Staff recommends approval of the agreement.

**Director Approval: Allena Portis, Director of Financial Services**

**Assistant City Manager Approval: Anthony J. Snipes, City Manager**

**SECTION 1. DESCRIPTION OF PROJECT**

Bids are due no later than: June 11, 2019 at 4:00 PM, Central Standard Time. (email response is acceptable)

**Return bids to:** Missouri City  
1522 Texas Parkway  
Missouri City, TX 77489

Attn: Allena Portis  
Phone: 281-403-8614  
Email: [allena.portis@missouricitytx.gov](mailto:allena.portis@missouricitytx.gov)  
cc: [wtravers@noresco.com](mailto:wtravers@noresco.com)

**Lessee:** Missouri City  
**Contractor:** NORESKO

**Type of Financing:** Lease Purchase Agreement (Not Bank Qualified)  
**Amount of Financing:** \$1,267,389 (estimated)  
**Construction Period:** 7 months  
**Term of Payments:** 12 Years  
**Frequency of Payments:** Annual, in arrears  
**Jurisdiction:** State of Texas

**Description of Project:** Contractor and Lessee intend to enter into an Energy Savings Performance Contract (ESPC) through which Contractor will develop and implement certain Energy Conservation Measures (ECMs) at facilities, which are owned and operated by the Lessee. A brief description of ECMs to be installed is included below. Lessee is interested in using tax-exempt lease purchase financing for the ESPC project. Lessee reserves the right to use capital contribution for all or part of the project. This is not a firm commitment that Lessee will enter into a lease purchase finance agreement.

**Construction Schedule:** It is expected that the ESPC will be executed on or before July 1, 2019. The Construction Period of the ECMs is expected to take approximately 7 months to complete and we estimate project completion in January 2020.

**Guarantees:** It is expected that Contractor will provide an Energy Savings Guarantee to its client under the ESPC, which will guarantee that the value of the energy savings realized will be such that the savings on an annual basis meet or exceed the program cost including any support services and savings measurement and verification cost over the contract term. Contractor will not guarantee that the Lessee will pay lease payments. Contractor will not indemnify the Lessor (or Assignor, as the case may be) that any lease payments will be made.

**Description of Financing:** Lessor will enter into a direct third party lease with Lessee. The respondent should assume that the risk of non-appropriations will apply to the Lease. Lessee requests that the respondent provide the ability to make payments to Contractor, Third Party Consultant and Bond Council. Any funds left in the Lease Purchase Agreement may be used at the discretion of Lessee.

Indicate the term your proposal shall be valid for a minimum of \_\_\_\_\_ days.

| <b><u>ECMs to be Installed:</u></b> | <b><u>% of Total Project Cost</u></b> |
|-------------------------------------|---------------------------------------|
| Lighting                            | 83%                                   |
| HVAC Equipment & Controls           | 16%                                   |
| Other                               | 1%                                    |

**SECTION 2. BID REQUIREMENTS & FORM OF BID**

The respondent is required to provide the following information in the format prescribed below. Your response should be based on the information provided in Section 1. The lease is to be structured so that the Lessee will make no payments during the Construction Period. The full financing term is to be equal to the repayment term plus the construction period.

**Interest Rate for Escrow Financing:** For purposes of this section, please assume the following:

- The full value of the Lease proceeds will be funded into an escrow account simultaneous with the execution of the ESPC.
- Lessee will be required to make monthly progress payments to Contractor during the Construction Period, such payment to be made in arrears and to be based on the actual % of construction completed as of each month end.
- Interest earned during the escrow period will accrue to the benefit of the Lessee. Any net interest cost accumulated in the escrow account during the escrow period (Interest Expense Accrued less Interest Earned) will be added to the principal balance of the final take-down from the escrow account.
- Lessee will make no payments during the construction period. Upon receipt of required approvals by Lessee, the appointed Escrow Agent will be required to make monthly progress payments from the proceeds of the lease in the Escrow Account to Contractor during the Construction Period. Such payment to be made in arrears and to be based on the actual % of construction completed as of each month end.

Additionally, please provide index language should the lease not close and the escrow account not fund on or before the validity period.

**Index:** The Interest Rate quoted above must be based on the U.S. Government Treasury Note Index, as published in the Wall Street Journal or other financial index. You are required to indicate below the methodology that you have used to calculate the actual interest rate. This methodology will be the same methodology used to fix the interest rate at the time the lease is funded. You are required to use the most current Treasury Note Index (or equal) as published in the W.S.J. on June 7, 2019.

**Prepayment Penalty:** Lessee is very interested in understanding your prepayment penalties. The term of this agreement is 12 years from the completion of the construction. Lessee may elect to pay off this agreement at 5, 7 or 10 years. Please clearly describe your prepayment terms in the event Lessee desires to pay off this agreement at these intervals.

**Estimated Construction Draw Schedule:**

| <b>Month</b> | <b>% Complete</b> | <b>Progress Payment</b> |
|--------------|-------------------|-------------------------|
| Jul-19       | 10%               | \$126,739               |
| Aug-19       | 3%                | \$38,022                |
| Sep-19       | 3%                | \$38,022                |
| Oct-19       | 36%               | \$456,260               |
| Nov-19       | 32%               | \$405,564               |
| Dec-19       | 15%               | \$190,108               |
| Jan-20       | 1%                | \$12,674                |
| <b>TOTAL</b> | <b>100%</b>       | <b>\$1,267,389</b>      |

**Interest Rate for Escrow Financing:**

Lessee is not  
**Bank-Qualified**

Assume Index is  
10 year T-Note

T-Note base rate = \_\_\_\_\_ %  
Margin + or - = \_\_\_\_\_ %

**Interest Rate = \_\_\_\_\_ %**

Describe pre-payment terms:

MISSOURI CITY  
ENERGY EFFICIENCY PROJECT  
BUILDING SUMMARY

| Building                     | ECM                   | Description   |
|------------------------------|-----------------------|---|
| City-wide                    | LED Street Lights     | Replace 3,535 existing street lights to LED   |
| City Hall Complex            | Interior Lighting     | Upgrade 643 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 26 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | HVAC Unit Replacement | Replace AHU 3 and AHU 5 at Development Services                                       |
|                              | VFD Installations     | Retrofit Existing AHU-1 and AHU-2 for variable volume operation at the Visitor Center |
|                              | Plug Load Controls    | Install 15 plug load controllers  |
| Municipal Court              | Interior Lighting     | Upgrade 453 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 28 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | Plug Load Controls    | Install 4 plug load controllers   |
| Police Department            | Interior Lighting     | Upgrade 645 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 32 exterior lighting fixtures to LED  |
|                              | Plug Load Controls    | Install 3 plug load controllers   |
| Recreation Center            | Interior Lighting     | Upgrade 170 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 20 exterior lighting fixtures to LED  |
|                              | HVAC Controls         | Update scheduling and stricter temperature control                                    |
|                              | Plug Load Controls    | Install 5 plug load controllers   |
| Fire Station #2              | Interior Lighting     | Upgrade 84 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 15 exterior lighting fixtures to LED  |
| Fire Station #3              | Interior Lighting     | Upgrade 105 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 21 exterior lighting fixtures to LED  |
| Fire Station #4              | Interior Lighting     | Upgrade 105 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 21 exterior lighting fixtures to LED  |
| Fire Station #5              | Interior Lighting     | Upgrade 23 interior lighting fixtures to LED  |
| Animal Control               | Interior Lighting     | Upgrade 36 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 4 exterior lighting fixtures to LED   |
| Parks & Building Maintenance | Interior Lighting     | Upgrade 91 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 7 exterior lighting fixtures to LED   |
| Street Building A            | Interior Lighting     | Upgrade 68 interior lighting fixtures to LED  |
| Fleet Maintenance Building B | Interior Lighting     | Upgrade 55 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 39 exterior lighting fixtures to LED  |
| Signal Shop Building C       | Interior Lighting     | Upgrade 10 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 3 exterior lighting fixtures to LED   |
| Bicentennial Park            | Exterior Lighting     | Upgrade 1 exterior lighting fixtures to LED   |
| Buffalo Run Park             | Interior Lighting     | Upgrade 10 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 72 exterior lighting fixtures to LED  |
| Hunters Glenn Park           | Interior Lighting     | Upgrade 6 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 42 exterior lighting fixtures to LED  |
| Quail Green West Park        | Exterior Lighting     | Upgrade 16 exterior lighting fixtures to LED  |
| Roane Park                   | Interior Lighting     | Upgrade 3 interior lighting fixtures to LED   |
|                              | Exterior Lighting     | Upgrade 2 exterior lighting fixtures to LED   |
| Traffic Control              | Interior Lighting     | Upgrade 26 interior lighting fixtures to LED  |
|                              | Exterior Lighting     | Upgrade 10 exterior lighting fixtures to LED  |
| Independence Park            | Exterior Lighting     | Upgrade 4 exterior lighting fixtures to LED   |
| Oyster Creek Bridge          | Exterior Lighting     | Upgrade 15 exterior lighting fixtures to LED  |
| Park Beautification Area     | Exterior Lighting     | Upgrade 7 exterior lighting fixtures to LED   |

# CASH FLOW (MAY 2019)



| Year            | Guaranteed Savings |                    | Centerpoint | Repayment of Lease | M&V Service     | Total Cost         | Net Cash Flow      |
|-----------------|--------------------|--------------------|-------------|--------------------|-----------------|--------------------|--------------------|
|                 | Buildings          | Streetlights       | Rebate      |                    |                 |                    |                    |
| 1               | \$87,499           |                    | \$19,000    | \$64,914           | \$17,921        | \$82,836           | \$23,664           |
| 2               | \$87,487           |                    |             | \$70,214           | \$12,228        | \$82,442           | \$5,045            |
| 3               | \$87,474           | \$70,956           |             | \$136,059          | \$12,595        | \$148,654          | \$9,776            |
| 4               | \$87,461           | \$70,956           |             | \$135,695          | \$12,973        | \$148,668          | \$9,749            |
| 5               | \$88,947           | \$72,162           |             | \$137,842          | \$13,362        | \$151,205          | \$9,904            |
| 6               | \$90,457           | \$73,389           |             | \$152,863          |                 | \$152,863          | \$10,983           |
| 7               | \$91,994           | \$74,636           |             | \$155,461          |                 | \$155,461          | \$11,169           |
| 8               | \$93,556           | \$75,905           |             | \$158,102          |                 | \$158,102          | \$11,359           |
| 9               | \$95,145           | \$77,195           |             | \$160,789          |                 | \$160,789          | \$11,552           |
| 10              | \$96,761           | \$78,508           |             | \$163,520          |                 | \$163,520          | \$11,748           |
| 11              | \$98,404           | \$79,842           |             | \$166,299          |                 | \$166,299          | \$11,948           |
| 12              | \$100,076          | \$81,200           |             | \$169,124          |                 | \$169,124          | \$12,151           |
| <b>Subtotal</b> | <b>\$1,105,262</b> | <b>\$754,748</b>   |             | <b>\$1,670,882</b> | <b>\$69,080</b> | <b>\$1,739,961</b> | <b>\$139,049</b>   |
| 13              | \$101,775          | \$82,580           |             |                    |                 |                    | \$184,355          |
| 14              | \$103,504          | \$83,984           |             |                    |                 |                    | \$187,488          |
| 15              | \$105,262          | \$85,412           |             |                    |                 |                    | \$190,673          |
| 16              | \$107,050          | \$86,864           |             |                    |                 |                    | \$193,913          |
| 17              | \$108,868          | \$88,340           |             |                    |                 |                    | \$197,208          |
| 18              | \$110,717          | \$89,842           |             |                    |                 |                    | \$200,559          |
| 19              | \$112,597          | \$91,369           |             |                    |                 |                    | \$203,966          |
| 20              | \$114,509          | \$92,923           |             |                    |                 |                    | \$207,432          |
| <b>Totals</b>   | <b>\$1,969,543</b> | <b>\$1,456,062</b> |             | <b>\$1,670,882</b> | <b>\$69,080</b> | <b>\$1,739,961</b> | <b>\$1,704,644</b> |



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**July 1, 2019**

**To:** Mayor and City Council  
**Agenda Item:** 9(c) Authorize the City Manager to negotiate and execute a contract with Bass Construction Co. for construction and installation of permanent park signage at three (3) city parks.  
**Submitted by:** Jason Mangum, Director of Parks and Recreation

**SYNOPSIS**

The Department of Parks and Recreation requests authorization for the City Manager to negotiate and enter into a contract with Bass Construction Co. for construction and installation of permanent park signage at three (3) city parks.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Create a great place to live
- Have quality development through buildout

**BACKGROUND**

Over the last few years the City Parks and Recreation Department has been engaged with TBG Design in the design for new signage for our Parks. City Council noted a positive consensus for the concept for the proposed signage design standards of the parks system at an October 16, 2017 Special Meeting.

Based on the approved design, staff contacted Bass Construction Co. through the BuyBoard for construction. Signage at Community Park, American Legion Park and Hunters Glenn Park will be demolished, removed and completely replaced with new signage over the next 180 days from Notice to Proceed.

Subsequently, staff from Parks and Public Works have determined and recommends the product offered by Bass Construction Co. to include construction and full installation. Signs constructed and installed by Bass Construction Co. carry with them a minimum five (5) year warranty against defects.

Staff have determined that Bass Construction Co. is available through the BuyBoard Contract #-520-16 Area C-BCC and because of this the requirement for competitive bids has been met.

**BUDGET/FISCAL ANALYSIS**

| Funding Source | Account Number         | Project Code/Name         | FY19 Funds Budgeted | FY19 Funds Available | Amount Requested |
|----------------|------------------------|---------------------------|---------------------|----------------------|------------------|
| General Bond   | 405-58200-16-999-30023 | 30023 / Park Signage      | \$84,545            | \$77,500             | \$77,500         |
| General Bond   | 405-58200-16-999-30990 | 30990 / Park Improvements | \$385,329           | \$333,475            | \$31,822         |

**Purchasing Review:** Shannon Pleasant, CTPM - Procurement and Risk Manager  
**Financial/Budget Review:** Bertha P. Alexander, Budget & Financial Reporting Manager

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

### SUPPORTING MATERIALS

1. Quote for park signs
2. ezIQC Buy Board contract

### STAFF'S RECOMMENDATION

The Department of Parks and Recreation recommends the City Manager be authorized to negotiate and enter into a contract with Bass Construction Co. for construction and installation of permanent park signage at three (3) city parks in the amount of \$109,322.

**Director Approval:** Jason Mangum, Director of Parks and Recreation

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager



Mr. Mark Law  
City of Missouri City  
1522 Texas Pkwy  
Missouri City, TX 77489  
281.403.8500 (O)  
979.676.1390 (C)  
[mark.law@missouricitytx.gov](mailto:mark.law@missouricitytx.gov)

Re: Pricing for One Primary Sign & Two Secondary Signs per the attached Park Signage Scope of Work

The following is a turnkey proposal that includes bonds, insurance, contractor registration, supervision, labor, materials and equipment to do the Park Signage that is detailed on the drawings you provided from TBG dated 5/3/19:

**Community Park - Demo & Build Back of One Primary Sign - \$41,915.00**

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2"FCO ALUM PAINTED COPY AND 1'8"X1'6" CAST ALUM. PLAQUES. AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

**American Legion Park - Demo & Build Back of One Secondary Sign - \$33,892.00**

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2"FCO ALUM PAINTED COPY AND 1'8"X1'6" CAST ALUM PLAQUES AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

**Hunters Glen Park - Demo & Build Back of One Secondary Sign - \$33,515.00**

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2"FCO ALUM PAINTED COPY AND 1'8" X 1'6" CAST ALUM PLAQUES AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

Clarifications: This is based only on the details of the specific signs requested ("Primary" & "Secondary") at the three locations, this specifically excludes any of the Identifier, Directional, Trailhead and Trail Marker signage on Sheets SG 3.0, SG 4.0, SG 5.0 & SG 6.0.

Other Exclusions: Taxes, Electrical, Rock Surround at Base of Sign and any unforeseen or undescribed items not detailed in the quote above and attached scope of work.

Thank you,

Buck Bass  
Bass Construction  
1124 Damon St  
Rosenberg, TX 77471  
281.342.2022 (O)  
281.960.0704 (C)  
[buck.bass@bassconstruction.com](mailto:buck.bass@bassconstruction.com)



**Work Order Signature Document**

**ezIQc Buy Board Contract No.: 520-16 Area C - BCC**

**New Work Order**       **Modify an Existing Work Order**

Work Order Number.: 069433.00      Work Order Date: 06/19/2019

Work Order Title: City of Missouri City - Signage

Owner Name: City of Missouri City      Contractor Name: Bass Construction Co.

Contact: Mark Law      Contact: Buck Bass

Phone: 2814038539      Phone: 281-342-2022

**Work to be Performed**

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of ezIQc Buy Board Contract No 520-16 Area C - BCC.

Brief Work Order Description:

Signage

**Time of Performance**      Estimated Start Date: 7/15/19  
Estimated Completion Date: 11/15/19

**Liquidated Damages**      Will apply:       Will not apply:

**Work Order Firm Fixed Price: \$109,322.00**

Owner Purchase Order Number: TBD

**Approvals**

\_\_\_\_\_  
Owner      Date

Buck Bass      6/19/2019  
Contractor      Date

## Detailed Scope of Work

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**To:** Buck Bass  
Bass Construction Co.  
1124 Damon St  
Rosenberg, TX 77471  
281-342-2022

**From:** Mark Law  
City of Missouri City  
3845 Cartwright  
Missouri city 77459, TX 77459  
2814038539

**Date Printed:** June 19, 2019

**Work Order Number:** 069433.00

**Work Order Title:** City of Missouri City - Signage

**Brief Scope:** Signage

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Preliminary

Revised

Final

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

The following is a turnkey proposal that includes bonds, insurance, contractor registration, supervision, labor, materials and equipment to do the Park Signage that is detailed on the drawings you provided from TBG dated 5/3/19:

### Community Park - Demo & Build Back of One Primary Sign - \$41,915.00

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2" FCO ALUM PAINTED COPY AND 1'8"X1'6" CAST ALUM. PLAQUES AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

### American Legion Park - Demo & Build Back of One Secondary Sign - \$33,892.00

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2" FCO ALUM PAINTED COPY AND 1'8"X1'6" CAST ALUM PLAQUES AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

### Hunters Glen Park - Demo & Build Back of One Secondary Sign - \$33,515.00

(FABRICATE & INSTALL D/F CORTEN CABINET WITH 1/2" FCO ALUM PAINTED COPY AND 1'8" X 1'6" CAST ALUM PLAQUES AND ASSOCIATED MASONRY. DRAWING HAS 3/8 & 1/2" INDICATED FOR LETTERS. NO ELECTRICAL IS INCLUDED.)

Clarifications: This is based only on the details of the specific signs requested ("Primary" & "Secondary") at the three locations, this specifically excludes any of the Identifier, Directional, Trailhead and Trail Marker signage on Sheets SG 3.0, SG 4.0, SG 5.0 & SG 6.0.

Other Exclusions: Taxes, Electrical, Rock Surround at Base of Sign and any unforeseen or undescribed items not detailed in the quote above and attached scope of work.

Subject to the terms and conditions of JOC Contract **520-16 Area C - BCC**.

**Detailed Scope of Work Continues..**

**Work Order Number:** 069433.00

**Work Order Title:** City of Missouri City - Signage

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*Buck Bass*  
Contractor

6/19/2019  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

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**Date:** June 19, 2019

**Re:** IQC Master Contract #: 520-16 Area C - BCC  
Work Order #: 069433.00  
Owner PO #:  
Title: City of Missouri City - Signage  
Contractor: Bass Construction Co.  
Proposal Value: \$109,322.00

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**Section - 32**

**\$109,322.00**

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**Proposal Total**

**\$109,322.00**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal: 100.00%**

# Contractor's Price Proposal - Detail

**Date:** June 19, 2019

**Re:** IQC Master Contract #: 520-16 Area C - BCC  
 Work Order #: 069433.00  
 Owner PO #:  
 Title: City of Missouri City - Signage  
 Contractor: Bass Construction Co.  
 Proposal Value: \$109,322.00

| Sect.               | Item             | Mod.       | UOM          | Description        | Line Total                 |
|---------------------|------------------|------------|--------------|--------------------|----------------------------|
| Labor               | Equip.           | Material   | (Excludes)   |                    |                            |
| <b>Section - 32</b> |                  |            |              |                    |                            |
| 1                   | 32 00 00 00 0100 |            | each         | Custom Signage     | \$109,322.00               |
|                     |                  | <b>NPP</b> | Installation | Quantity<br>1.00 x | Unit Price<br>109,322.00 x |
|                     |                  |            |              | Factor<br>1.0000 = | Total<br>109,322.00        |

**Subtotal for Section - 32** **\$109,322.00**

**Proposal Total** **\$109,322.00**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal:** **100.00%**

## Subcontractor Listing

**Date:** June 19, 2019

**Re:** IQC Master Contract #: 520-16 Area C - BCC  
 Work Order #: 069433.00  
 Owner PO #:  
 Title: City of Missouri City - Signage  
 Contractor: Bass Construction Co.  
 Proposal Value: \$109,322.00

| Name of Contractor                                       | Duties | Amount | %    |
|--|--------|--------|------|
| No Subcontractors have been selected for this Work Order |        | \$0.00 | 0.00 |



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 9(d) Consider approving a parkland dedication for Shipman's Cove Subdivision  
**Submitted by:** Jennifer Thomas Gomez, AICP, Planning Manager

**SYNOPSIS**

Shipman's Cove is a proposed single family residential subdivision to consist of 139 lots in Section 1 and 135 lots in Section 2 (50 percent of private parkland dedication) on an approximate 95.31 acre tract of land. The subdivision is being developed by Jones & Carter.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Have quality development through buildout

**BACKGROUND**

The proposal indicates that the Shipman's Cove Subdivision would consist of a total of 274 lots. The proposal includes a dedication of approximately 1.76 acres of land (shown as Reserves B and I on the included preliminary plat) as private parkland and cash in lieu of parkland totaling \$1,400.00 per half of the number of dwelling units. The cash payment, based upon the dedication, would be for \$191,800.00.

The Shipman's Cove Parkland Dedication case was originally considered and approved on May 2, 2019 (with a 6 to 4 vote); however, due to the agenda not being posted properly, the vote was deemed invalid and the Board had to place the item on the June 6, 2019 agenda. The Parks and Recreation Board officially considered on June 6, 2019 (with a 4 to 4 vote, and the measure failed).

The Planning & Zoning Commission voted to recommend approval of this request to City Council in its May 8, 2019 and once again on June 12, 2019, due to the above actions, as positively recommended for approval by both the Planning and Parks and Recreation Department staff.

Section 82-174.(b).(6) provides that "if the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the cash in lieu of land...or by the conveyance of additional land by amendment of plat or separate instrument.

Therefore, if the final plats for the subdivision are approved for more than 274 residential lots, then an additional cash dedication should be provided based upon half of the total number of dwelling units.

**BUDGET ANALYSIS**

| Funding Source    | Account Number   | Project Code/Name | FY2019 Funds Budgeted | FY2019 Funds Available | Amount Requested |
|-------------------|------------------|-------------------|-----------------------|------------------------|------------------|
| Parkland Revenues | 282-48411-01-001 | Parkland Zone 12  | N/A                   | N/A                    | N/A              |

**Purchasing Review:** N/A  
**Financial/Budget Review:** N/A

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

### **SUPPORTING MATERIALS**

1. Location map
2. Parkland proposal letter- Michael Henn, PLA, Kudela & Weinheimer
3. Parks Board minutes (April 4, 2019, May 2, 2019, & June 6, 2019)
4. Draft Planning and Zoning Commission meeting minutes (May 8, 2019 & June 18, 2019)
5. Park Zones map

### **STAFF'S RECOMMENDATION**

Approve the parkland dedication accepting the cash payment and dedication of a recreation reserve as parkland dedication for Shipman's Cove Subdivision.

**Director Approval:** **Otis Spriggs, AICP, Development Services**  
**Jason S. Mangum, CPRE, Parks and Recreation**

**Assistant City Manager/  
City Manager Approval:** **Bill Atkinson**



STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_, its President, and, Authorized Agent, herein referred to as Owner of the 63.34 acre tract described in the above and foregoing plat of SHIPMANS COVE SECTION 1, do hereby make and establish said subdivision of said property according to all laws, regulations, restrictions and notations on said plat and hereby dedicate to the use of the public: forever, all streets, alleys, parks, walkways, drains, easements and public places shown hereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Olympia Estates Section Nine where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, of public utility easements shown in said adjacent storage.

IN TESTIMONY WHEREOF, Ashton Houston Residential, L.L.C., a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_, its President, hereunto authorized, and its common seal hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ashton Houston Residential, L.L.C., a Texas limited liability company

By: \_\_\_\_\_, President

Attest: \_\_\_\_\_ (Signature of Secretary or Authorized Trust Officer)  
Title

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

(Signature of Notary Public)  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

(Signature of Notary Public)  
Notary Public in and for the State of Texas

I, Steven A. Jones, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and of a length of not less than three (3) feet except as shown hereon, and that the plot boundary corners have been tied to the nearest survey corner.

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which (owner or successor) owns or has a legal interest in.

Steven A. Jones  
Registered Professional Land Surveyor  
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of SHIPMANS COVE SECTION 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Sonya Brown-Mansahl  
Chair

By: \_\_\_\_\_  
Timothy R. Honey  
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of Fort Bend County, Texas

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
County Clerk Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.34 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS  
DECEMBER 14, 2018

**AW**  
ASHTON WOODS  
OWNER/DEVELOPER:  
ASHTON HOUSTON RESIDENTIAL, L.L.C.  
11375 W. Sain Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

**139 LOTS**      **9 RESERVES**      **7 BLOCKS**

SURVEYOR: **JONES | CARTER**      ENGINEER: **JONES | CARTER**

Professional Engineer Registration No. 12628  
2020 Renewal Exp. 09/15/2022, 701-291-1313  
**SEAN P. BURCH, P.E.**      Professional Engineer Registration No. 12628  
2020 Renewal Exp. 09/15/2022, 701-291-1313

Professional Engineer Registration No. 12628  
2020 Renewal Exp. 09/15/2022, 701-291-1313  
Steven A. Jones, R.P.L.S. No. 5317

SHEET 2 OF 2

February 28, 2019

Missouri City Planning & Development/Parks Dept.  
15222 Texas Pkwy  
Missouri City, Texas 77489



LANDSCAPE ARCHITECTURE  
SITE PLANNING  
MASTER PLANNING  
URBAN PLANNING

**Houston Office**  
7155 Old Katy Road  
Suite 270  
Houston, TX 77024  
713.869.6987  
713.869.0908 Fax

HOUSTON  
SAN ANTONIO  
[www.kwtexas.com](http://www.kwtexas.com)

**RE: Shipman's Cove**

Approval of Open Space & Park Amenities for Development of  
Shipman's Cove in Missouri City, TX

To Whom It May Concern:

We would like to request review and approval of the Open Space and Park Amenities for Shipman's Cove and inclusion on the agenda for the Thursday March 7<sup>th</sup> Parks Board Meeting. The total lot development is 274 lots requiring 2.74 AC of public park space. 1.56 AC of private park space is proposed including splash pad, playground, trails and site amenities. 11.3 AC of detention/landscape reserve is proposed as trail amenity.

Options for consideration:

- Adoption of the 11.3 AC detention/landscape reserve as dedicated parkland/trails contributing to the required 2.74 AC of public space
- Not adopting the detention/landscape trail reserve and developer payment in lieu of adoption in the amount of \$191,800.

Should you have any questions or require any additional information, please call me at 713-869-6987.

Sincerely,

**Michael Henn, PLA**

*Sr. Associate*

cc: *kw/dw*



**Parks Board 2018-2019**

Jason Mangum, Director of Parks & Recreation  
Randy Troxell, Assistant Director of Parks & Recreation  
Kevin Browne, Recreation Superintendent  
Barry Hamilton, Parks Superintendent  
Pamela Andrews, Board Member  
Alan Atwater, Board Member  
J.R. Atkins, Board Member  
Diane Giltner, Board Member

Don Johnson, Board Member  
Thomasine Johnson, Board Member  
Adrian Matteucci, Board Member  
Sharman McGilbert, Vice-Chair  
Brian Merchant, Board Member  
Victoria Porter, Board Member  
Buddy Snyder, Board Member  
Llarance Turner, Chairman

**PARKS BOARD MEETING MINUTES  
APRIL 4, 2019**

**ATTENDEES**

**Parks Board members in attendance:**

Alan Atwater, Diane Giltner, Don Johnson, Adrian Matteucci, Brian Merchant, Buddy Snyder and Chairman Llarance Turner.

**Absent were:** Pamela Andrews, Victoria Porter, Sharman McGilbert and Thomasine Johnson and J.R. Atkins (all excused).

**Staff in attendance:** Director of Parks and Recreation Jason Mangum, Assistant Director of Parks and Recreation Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Facility Operations Manager Kyle Frye, First Assistant City Attorney Jamilah Way, and Administrative Assistant Tricia Yurcak.

**Others in attendance:** Jana McMullen, Sheila Cooper, Cindy Forney, Christy Jones, Mary Ross, Rena Marshall, and Itay Porat.

**4. CONSIDER RECOMMENDATION FOR SHIPMAN’S COVE PARKLAND DEDICATION**

Director Mangum presented the agenda item as a development in Park Zone 12. The developer proposed two options. The first option would be to have the area around the detention pond as a parkland dedication. The second option would be to accept the payment in lieu of parkland, for an amount total of \$191,800.

Director Mangum stated there is not currently parkland in that park zone, and staff recommends to accept the developer’s proposal to accept the fee in lieu of parkland so that in the future parkland could be purchased.

The development is a total of 274 lots and the parkland dedication would total 2.74 acres of land. Director Mangum stated in the area there is a private park planned for residents which would be maintained by the HOA facility. If the City accepts the parkland dedication, the City would be responsible for the maintenance of the parkland.

Cindy Forni of 1919 Mossback Circle and Rena Marshall approached and stated they were presidents of the nearby HOAs of the Shipman’s Cove development. Ms. Forni asked the Board to consider postponing recommendation for this development. The subject area was identified as a potential community park and preservation of open space. The area is also partially in a 100-year floodplain. Wetlands and drainage infrastructure puts both these goals in serious jeopardy.

The Board discussed the proposal options, and that a detention pond did not seem to be sufficient for parkland.

Board member Matteucci made a motion to reject the proposal option of the parkland dedication. Board member Snyder seconded the motion. The vote was unanimous. **The motion passed.**

Chairman Turner asked Mr. Itay Porat, a representative of the developer, to ask the developer to consider dedicating at least 1.37 acres of private parkland, and pay 50% cash in lieu of parkland.

Board member Matteucci made a motion to table the recommendation vote and have the developer come back at a later meeting to clarify issues and answer questions.

Board member Snyder seconded the motion. The vote was unanimous. **The motion passed.**



## Parks Board 2018-2019

Jason Mangum, Director of Parks & Recreation  
Randy Troxell, Assistant Director of Parks & Recreation  
Kevin Browne, Recreation Superintendent  
Barry Hamilton, Parks Superintendent  
Pamela Andrews, Board Member  
J.R. Atkins, Board Member  
Alan Atwater, Board Member  
Diane Giltner, Board Member

Don Johnson, Board Member  
Thomasine Johnson, Board Member  
Adrian Matteucci, Board Member  
Sharman McGilbert, Vice-Chair  
Brian Merchant, Board Member  
Victoria Porter, Board Member  
Buddy Snyder, Board Member  
Llarance Turner, Chairman

# PARKS BOARD MEETING MINUTES THURSDAY, MAY 2, 2019

### **Attendees:**

**Board members in attendance were:** Pamela Andrews, J.R. Atkins, Alan Atwater, Diane Giltner, Don Johnson, Thomasine Johnson, Adrian Matteucci, Vice-Chair Sharman McGilbert, Brian Merchant, Victoria Porter, and Buddy Snyder.

**Absent were:** Llarance Turner (excused).

**Staff in Attendance were:** Director of Parks & Recreation Jason Mangum, Assistant Director of Parks & Recreation Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Recreation Specialist Daniele Stewart, First Assistant City Attorney James Santangelo, Assistant City Attorney Jamilah Way, and Administrative Assistant Tricia Yurcak.

**Others in Attendance:** Scott McKinzie, Junious Williams, and Cindy Forney.

## **4. CONSIDER RECOMMENDATION FOR SHIPMAN'S COVE PARKLAND DEDICATION**

Scott McKinzie, with Jones & Carter who is the developer for Shipman's Cove, stated he was present to clear up some miscommunication about the parkland dedication proposal from the last meeting. He stated that the proposal was to dedicate the private park within the development as parkland dedication for 50% credit. The private park will total 1.76 acres. The other half of the proposal is to pay cash in lieu of parkland, for a total of \$191,800. The Board discussed the detention area and issues with accepting cash in lieu of parkland in a park zone with no developed parks.

Board member Atkins made a motion to recommend the developer's proposal for dedicating 1.76 acres of land and paying the required cash in lieu of parkland in the amount of \$191,800. Board member Andrews seconded the motion. **The motion passed.**

**Ayes:** Board members Andrews, Atkins, Atwater, D. Johnson, T. Johnson, Vice-Chair McGilbert, and Merchant.

**Nays:** Board members Giltner, Matteucci, Porter and Snyder.



**Parks Board 2018-2019**

Jason Mangum, Director of Parks & Recreation  
Randy Troxell, Assistant Director of Parks & Recreation  
Kevin Browne, Recreation Superintendent  
Barry Hamilton, Parks Superintendent  
Pamela Andrews, Board Member  
J.R. Atkins, Board Member  
Alan Atwater, Board Member  
Diane Giltner, Board Member

Don Johnson, Board Member  
Thomasine Johnson, Board Member  
Adrian Matteucci, Board Member  
Sharman McGilbert, Vice-Chair  
Brian Merchant, Board Member  
Victoria Porter, Board Member  
Buddy Snyder, Board Member  
Llarance Turner, Chairman

**PARKS BOARD MEETING MINUTES  
THURSDAY, JUNE 6, 2019**

**Attendees:**

**Board members in attendance:** Diane Giltner, Don Johnson, Thomasine Johnson, Adrian Matteucci, Victoria Porter, Buddy Snyder, Vice-Chair Sharman McGilbert and Chairman Llarance Turner.

**Absent were:** Brian Merchant (excused), Pamela Andrews, and J.R. Atkins.

**Staff in Attendance:** Director of Parks & Recreation Jason Mangum, Assistant Director of Parks & Recreation Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Recreation Specialist Trey Samuel, Administrative Assistant Tricia Yurcak, and Assistant City Attorney James Santangelo.

**Others in Attendance:** Barry Brazil, Lorraine Brazil, and Leslie Mack Jr.

**5. CONSIDER RATIFYING RECOMMENDATION FOR SHIPMAN'S COVE  
PARKLAND DEDICATION**

Sharman McGilbert made a motion to ratify the recommendation. Board member D. Johnson seconded the motion. The Board discussed the Parks Board's role as a board. **The motion failed.**

**Ayes:** Board members Don Johnson, Thomasine Johnson, Vice-Chair Sharman McGilbert, and Chairman Llarance Turner.

**Nays:** Adrian Matteucci, Buddy Snyder, Diane Giltner, and Victoria Porter.



**DRAFT MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
May 8, 2019**

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chairperson Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
John O'Malley  
Gloria Lucas  
Douglas Parker  
Hugh Brightwell

**Commissioners Absent:** James G. Norcom III, Courtney Johnson Rose

**Councilmembers Present:** None.

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Cliff Brouhard, Assistant Public Works Director  
Jamilah Way, First Assistant City Attorney  
Thomas White, Planner II  
Egima Edwards, Planning Technician

**Others Present:** Marie Escue; LJA Engineering, Sherri Gregg, Joel Scott, Katy Goodrich; LJA Engineering, Daniel Valdez; Jones|Carter, William Sagastizado; Jones|Carter

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

**A. PARKLAND DEDICATION**

(1) Consider approval of a parkland dedication for Shipman's Cove

Planning Manager, Jennifer Gomez presented this item. Ms. Gomez informed that the site location was near Creekmont residential subdivision and Newpoint Estates. It would continue Watts Plantation from the west side to the east. The applicant was going through the platting process for Section 1 (Shipman's Cove) and the main boulevard that would connect to Highway 6. Part of the platting for Section 1 had been presented before the Parks Board for a parkland dedication. The detail was included in the Commissioner's packet. From the concept plan, there was a recreation parcel being platted as a reserve. Part of the parkland dedication was to dedicate it as private parkland, 50% would cover the requirement for parkland dedication, and the other half would be "cash in lieu of". The number of lots combined for Section 1 and 2 would not exceed 274 residential lots, which would be a cash payment of \$191,800 for the entire subdivision.

Ms. Gomez informed that the Parks Board provided a positive recommendation.

**Motion:** The Planning and Zoning Commission forwards a positive recommendation to Council

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner O'Malley, Commissioner Lucas,  
Commissioner Parker, Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

## 12. ADJOURN

---

Egima Edwards  
Planning Technician



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
June 18, 2019**

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Commissioner O'Malley, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

James G. Norcom III  
John O'Malley  
Gloria Lucas  
Douglas Parker  
James R. Bailey

**Commissioners Absent:** Sonya Brown-Marshall, Courtney Johnson Rose, Tim Haney, Hugh Brightwell

**Councilmembers Present:** None.

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Cliff Brouhard, Assistant Public Works Director  
Jamilah Way, First Assistant City Attorney  
Thomas White, Planner II  
Egima Edwards, Planning Technician

**Others Present:** Laurie Chapa; LJA Engineering, Junious Williams; Ashton Woods, Robert Wheless; LPC (Logistics Property Company), David R. Glunt, Osagie J. Okpamen; Abounding Love, Berry Brazil

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

**A. PARKLAND DEDICATION**

- (1) Reconsideration of a parkland dedication for Shipman's Cove

Planning Manager, Jennifer Gomez presented this item. Ms. Gomez informed that the Commission considered the parkland dedication during the previous meeting. However, the Parks Board had to reconsider, based on the posting of the agenda for the Parks Board meeting. It returned to the Parks Board at the beginning of June for the ratification of their vote. Ms. Gomez informed that what was being presented to the Commission was unchanged from the previous presentation of a 50% private parkland dedication; as shown in the packet, and 50% cash in lieu of.

**Motion:** The Planning and Zoning Commission forwards a positive recommendation to Council

**Made By:** Commissioner Norcom III

**Second:** Commissioner Parker

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

**Motion:** To adjourn

**Made By:** Commissioner Lucas

**Second:** Commissioner Norcom III (?)

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

**10. CLOSED EXECUTIVE SESSION**

*The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**11. RECONVENE**

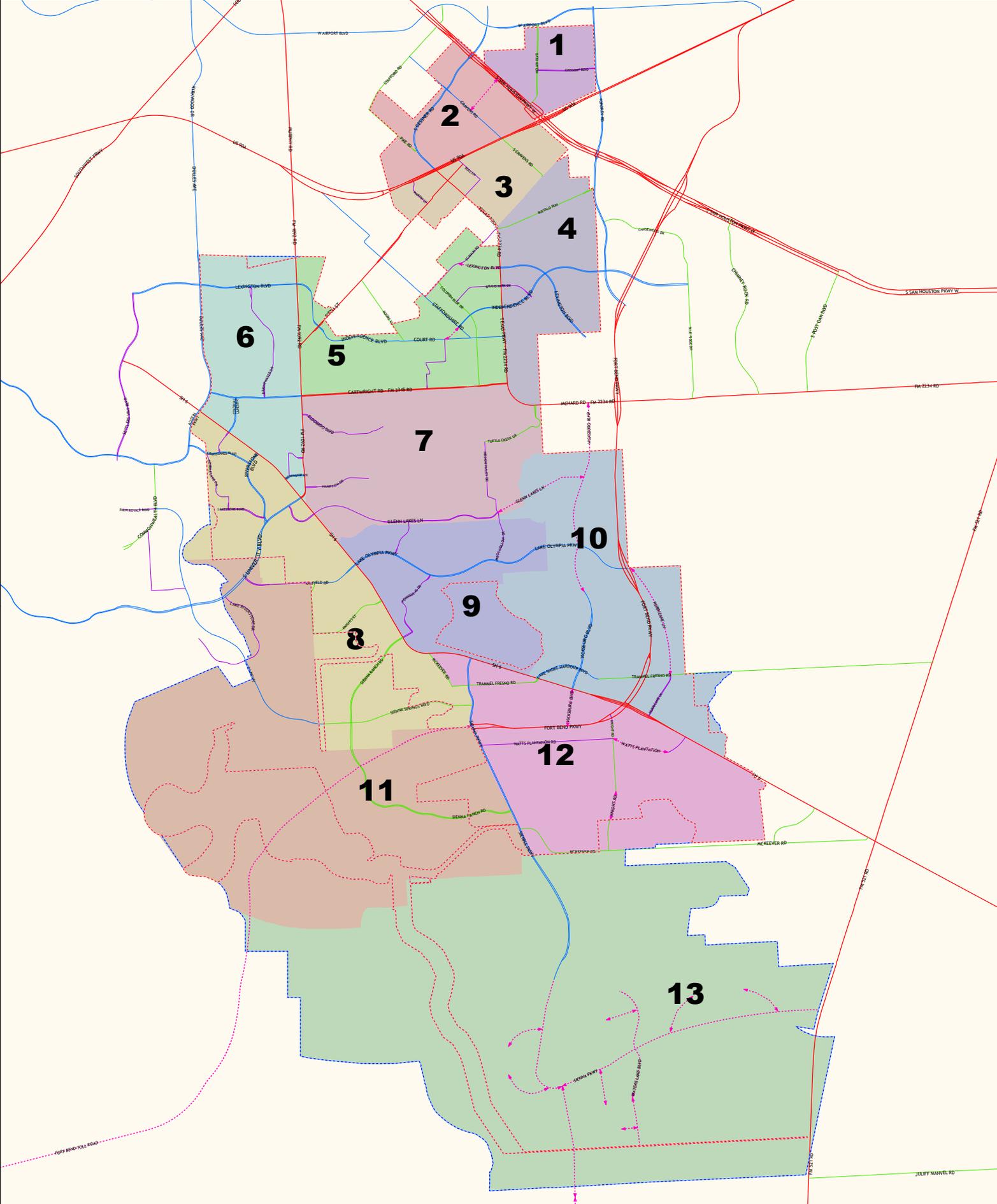
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

**12. ADJOURN**

---

Egima Edwards  
Planning Technician

DRAFT



Map By:  
GIS Division  
December 2014



# Park Zones

- Legend
-  Major Thoroughfare
  -  Minor Arterial
  -  Major Collector
  -  Proposed Major Thoroughfare
  -  City Limits
  -  ETJ



0 2,000 4,000 8,000 12,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**July 1, 2019**

**To:** Mayor and City Council

**Agenda Item:** 9(e) Consider the award of a term contract for Automobile Rental Services

**Submitted by:** Dwayne Williams, Police Captain

**SYNOPSIS**

Staff desires to award a term contract for the purchase of automobile rental services on an as-needed basis.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Create a great place to live
- Public Safety

**BACKGROUND**

Routinely, the City purchases car rental services for use in special programs. On average, eight cars are rented each month for a period of approximately thirty days. Therefore, a term contract for on-call services is needed to establish a fixed price for these services.

The Purchasing Staff prepared and advertised an Invitation for Bid (IFB) No. 190-050 Automobile Rental Services, dated April 10, 2019. The IFB was formally advertised in The Fort Bend Independent on April 10<sup>th</sup> and 17<sup>th</sup>, 2019, on the Electronic State Business Daily - TxSmartBuy, to known rental car vendors and Demandstar bid service. The City only received one response from EAN Holdings (Enterprise). The pricing sheet is attached.

The monthly rental rate is \$695.00 for all variety of vehicle classes typically used by the City.

Staff recommends an award of a contract for the unit price bid. A standard City agreement will be used and the term will be for one year with options to renew for three additional one-year periods.

**BUDGET/FISCAL ANALYSIS**

The expenditures will be charged to account 53504 Contractual Services in the Police CID operating budget. The annual cost of the contract is \$66,720 with a portion paid from FY19 budget and the majority paid from FY20 budget.

| Funding Source | Account Number   | Project Code/Name    | FY19 Funds Budgeted | FY19 Funds Available | FY19 Amount Requested |
|----------------|------------------|----------------------|---------------------|----------------------|-----------------------|
| Budget         | 101-53504-13-126 | Contractual Services | \$78,510            | \$5,366              | \$5,366*              |

\*A portion of the costs will be a reimbursement from HIDTA.

**Purchasing Review: Shannon Pleasant, CTPM - Procurement and Risk Manager**  
**Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager**

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

**SUPPORTING MATERIALS**

1. EXHIBIT A - Pricing Sheet.

**STAFF'S RECOMMENDATION**

Award a term contract to EAN Holdings, LLC for the unit price bid and authorize the City Manager to exercise the renewal options when in the City's best interests.

**Director Approval: Mike Berezin, Police Chief**

**Assistant City Manager Approval: Anthony J. Snipes, City Manager**



## EXHIBIT A: City of Missouri City Pricing

### L061868

| Car Type  | Car Class     | Rate Amount | Rate Type Description | Unlimited Miles |
|---|---------------|-------------|-----------------------|-----------------|
|    | Compact       | \$695.00    | Monthly               | Y               |
|    | Intermediate  | \$695.00    | Monthly               | Y               |
|    | Standard      | \$695.00    | Monthly               | Y               |
|    | Fullsize      | \$695.00    | Monthly               | Y               |
|    | Premium       | \$695.00    | Monthly               | Y               |
|   | Minivan       | \$695.00    | Monthly               | Y               |
|  | Medium SUV    | \$695.00    | Monthly               | Y               |
|  | 1/2 Ton Truck | \$695.00    | Monthly               | Y               |

**EXCLUSIONS:** Base Rental Charges do not include applicable taxes, surcharges, refueling, one-way, drop-off, delivery, pickup, youthful driver or additional driver charges, collision damage waiver ("CDW"), supplemental liability protection ("SLP") or personal accident insurance and personal effects coverage ("Driver Protection Products").

\*Base Rental Charges apply to Enterprise locations in the following geographic area(s): Houston, Texas.



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**July 1, 2019**

**To:** Mayor and City Council  
**Agenda Item:** 9(f) Authorize the City Manager to negotiate and execute a contract with Fort Bend Services for the provision of certain polymers for wastewater and surface water sludge processing.  
**Submitted by:** Dan McGraw, Utilities Manager

**SYNOPSIS**

The Department of Public Works requests authorization for the City Manager to negotiate and execute a contract with Fort Bend Services for the provision of certain polymers for wastewater and surface water sludge processing.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Create a great place to live
- Have quality development through buildout

**BACKGROUND**

Routinely, the City requires the addition of certain polymers at the City’s two (2) wastewater and one (1) surface water treatment plants. The polymers are added in the treatment processes to maintain integrity of the systems and to facilitate processing of the sludge (discarded waste material).

The Purchasing Division issued Invitation to Bid # 19-346 on May 22, 2019 with a due date of June 4, 2019. This bid was advertised in the Fort Bend paper and posted on the State of Texas Electronic State Business Daily for the entire period. Two responses were received from Carus Corporation and Fort Bend Services.

After review of the responses, staff determined that an award to Fort Bend Services was the most advantageous to the City. Carus Corporation offered “no-bid” for Item #1 and was high on Item # 2. Fort Bend Services is able to offer all items requested. Further, Fort Bend Services is the current provider to the City and has done an exceptional job in years past.

Staff requests that this award be for the initial one-year agreement and two (2) annual options to renew.

**BUDGET/FISCAL ANALYSIS**

| Funding Source                          | Account Number                       | Project Code/Name | FY19 Funds Budgeted     | FY19 Funds Available    | FY19 Amount Requested |
|---|--------------------------------------|-------------------|-------------------------|-------------------------|-----------------------|
| User fees from Wastewater for 506 & 540 | 506-52073-50-506<br>540-52073-54-540 |                   | \$ 14,000<br>\$ 535,909 | \$ 11,390<br>\$ 249,052 | \$ 4,363<br>\$ 62,263 |

**Purchasing Review:** Shannon Pleasant, CTPM - Procurement and Risk Manager  
**Financial/Budget Review:** Bertha P. Alexander, Budget & Financial Reporting Manager

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

**SUPPORTING MATERIALS**

1. Tabulation of Invitation to Bid # 19-346

**STAFF'S RECOMMENDATION**

Staff recommends authorizing the City Manager to negotiate and execute a contract with Fort Bend Services for the provision of certain polymers for wastewater and surface water sludge processing at the City's treatment plants.

**Director Approval:** Shashi K. Kumar, P.E.

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson



**Purchasing**

1522 Texas Parkway  
Missouri City, Texas 77489-2170

Phone: (281) 403-8500  
www.missouricitytx.gov

**BID TABULATION SHEET**  
For Purchases Greater than \$3,000.00

Page 1 of 1 Pages

Purchase Order Number: \_\_\_\_\_ Bid/Proposal/Agreement Number: 19-346  
Requisition Number: \_\_\_\_\_ Date: \_\_\_\_\_

| (Circle Award)   | Award  | Award  | Award  |
|--|--|--|--|
| Bidder   | Carus Corporation  | Fort Bend Services   |  |
| Telephone Number   | 800-345-6856   | 281-261-5519   |  |
| E-Mail   |  |  |  |
| Quote Number   | Barbie Smith   | David James  |  |
| <b>Check List</b>  | 1. No bid  | 450.00 x 6   |  |
|  | 2. 720.00 x 25   | 643.50 x 25  |  |
|  | 3. 652.50 x 25   | 720.75 x 25  |  |
| <u>PSA/Agreement #</u>                                   |  |  |  |
| _____  |  |  |  |
| <u>Sole Source</u>                                       |  |  |  |
| <input type="checkbox"/> Yes <input type="checkbox"/> No |  |  |  |
| <u>HUB Search</u>  |  |  |  |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | 0 % escalation   | 0 % escalation   |  |
| <u>Purchase Order</u>                                    |  |  |  |
| <input type="checkbox"/> Faxed                           |  |  |  |
| <input type="checkbox"/> Mailed                          |  |  |  |
| <input type="checkbox"/> Phoned                          |  |  |  |
| <input type="checkbox"/> Emailed                         |  |  |  |
| <input type="checkbox"/> Ordered Online                  |  |  |  |
|  | \$ 34,312.50 (2 items)   | \$ 36,800.00 (all items)   |  |
| <b>Total:</b>  | <input type="checkbox"/> Destination <input type="checkbox"/> Shipping Point | <input type="checkbox"/> Destination <input type="checkbox"/> Shipping Point | <input type="checkbox"/> Destination <input type="checkbox"/> Shipping Point |
| <b>Delivery:</b>   |  |  |  |
| <b>FOB:</b>  |  |  |  |

Notes: Best overall bidder. By having only one contractor, the City mitigates security and possible contamination issues.

I certify that the above includes all firms that have been contacted for bids and the replies are exactly as stated.

Name: Alan A. Phillips, CPPB Date: 6/4/2019



## CITY COUNCIL AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 10(a) Tenth Amendment to the Sienna Plantation Joint Development Agreement  
**Submitted by:** Jennifer Thomas Gomez, AICP, Planning Manager

### SYNOPSIS

This is the second and final reading of an ordinance to consider the Tenth Amendment to the Sienna Plantation Joint Development Agreement.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Have quality development through buildout

### BACKGROUND

The Developer has petitioned the City to modify the total single family lot count and Master Plan applicable to Tract D and to add a process to present and review major and minor modifications to the agreement.

The proposed Tenth Amendment would allow for a maximum of 450 single family dwelling units to be constructed in Tract D, would revise the master plan applicable to Tract D and would add the same major and minor modification allowances as applied in the Eighth Amendment for Tract B.

Staff recommended approval and the Planning and Zoning Commission forwards a positive recommendation.

The City Council considered the ordinance on first reading on April 1, 2019. The Council asked that staff and the developer provide additional information regarding the origins on the not to exceed number for the maximum number of single family residential units.

At the time that Tract D was added to the overall agreement, through the 1<sup>st</sup> Amendment, the property owner did not have plans to immediately develop the land. For the purpose of this agreement, conditions were established to facilitate development if and when it would occur. The “not to exceed” number and the “approximate” reference on the chart were added to reflect this and rural estate residential uses was added as acreage and not identified by a specific lot count. This language has carried forward even after the ownership of the tract has transitioned and development plans have become more certain.

### SUPPORTING MATERIALS

1. Ordinance
2. Amended Agreement

### STAFF'S RECOMMENDATION



**ORDINANCE NO. O-19-\_\_**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY,  
TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AND  
THE CITY SECRETARY TO ATTEST THE TENTH  
AMENDMENT TO THE SIENNA PLANTATION JOINT  
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
MISSOURI CITY AND DEWALT LAND LIMITED;  
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR  
OTHER MATTERS RELATING TO THE SUBJECT.**

\* \* \* \* \*

WHEREAS, pursuant to Ordinance No. O-96-05, the City of Missouri City ("City") entered into a development agreement known as the Sienna Plantation Joint Development Agreement ("Agreement"), dated February 19, 1996, with Sienna Plantation Development Company ("Developer") and landowners which regulates the development of a master-planned community of approximately 7,361 acres of land in Fort Bend County, Texas; and

WHEREAS, pursuant to Ordinance No. O-98-08, the City approved entering into the First Amendment to the Agreement ("First Amendment") on or about February 16, 1998, with Developer and landowners (1) to add approximately 2,597 acres of land to the master-planned community governed by the provisions of the Agreement and First Amendment and (2) to approve an Amended Master Plan; and

WHEREAS, pursuant to Ordinance No. O-99-57, the City approved entering into the Second Amendment to the Agreement ("Second Amendment") on or about October 18, 1999, with Developer and landowners (1) to add approximately 444 additional acres of land to the master-planned community governed by the provisions of the Agreement, First Amendment and Second Amendment and (2) to approve a Master Plan applicable to Tract G; and

WHEREAS, pursuant to Ordinance No. O-00-23, the City approved entering into the Third Amendment to the Agreement ("Third Amendment") on or about May 15, 2000, with Developer and other landowners (1) to include such other landowners as parties to the Agreement, (2) to add approximately 110 additional acres of land in the master-planned community to be governed by the provisions of the Agreement, the First Amendment, the Second Amendment, and the Third Amendment and (3) to approve an Amended Master Plan; and

WHEREAS, pursuant to Ordinance No. O-05-25, the City approved entering into the Fourth Amendment to the Agreement ("Fourth Amendment") on or about June 24, 2005, with AFG Pacific Properties, Inc. to modify the Master Plan applicable to Tract B; and

WHEREAS, pursuant to Ordinance No. O-07-56, the City approved entering into the Fifth Amendment to the Agreement (“Fifth Amendment”) on or about November 5, 2007, with HW Sienna, L.P. (1) to approve a Master Plan applicable to Tract B, (2) to acknowledge the potential issuance of bonds by the municipal utility districts that serve Tract B to finance road improvements, (3) to provide for the timely and orderly construction of Sienna Parkway and (4) to provide for a modification of the terms relating to private building inspections; and

WHEREAS, pursuant to Ordinance No. O-12-05, the City approved entering into the Sixth Amendment to the Agreement (“Sixth Amendment”) on or about February 20, 2012, with Sienna/Johnson North, L.P. to modify the Master Plan applicable to Tract F; and

WHEREAS, pursuant to Ordinance No. O-13-07, the City approved entering into the Seventh Amendment to the Agreement (“Seventh Amendment”) on or about February 4, 2013, to modify the allocations of residential units and commercial and rural estate lot acreage and to amend the Master Plan applicable to Tracts D, F, and I; and

WHEREAS, pursuant to Ordinance No. O-13-27, the City approved entering into the Eighth Amendment to the Agreement (“Eighth Amendment”) on or about July 15, 2013, with UST-Pru Sienna, L.P. to modify the terms of the Agreement and the development plans applicable to Tract B and to clarify certain terms of the Agreement applicable to certain portions of the development; and

WHEREAS, pursuant to Ordinance No. O-13-39, the City approved entering into the Ninth Amendment to the Agreement (“Ninth Amendment”) on or about December 2, 2013, to modify the allocations of residential units and commercial acreage and to amend the Master Plan applicable to Tract D; and

WHEREAS, the Agreement, as amended by subsequent and applicable amendments, excluding certain portions of the Ninth Amendment, remains in full force and effect as to Tract D; and

WHEREAS, Sienna/Johnson North, L.P. has petitioned the City to authorize certain minor modifications and to modify the allocation of residential units, commercial and rural estate lot acreage (“use allocations”), and the Master Plan, as applicable to Tract D; and

WHEREAS, pursuant to Section 3.06 of the Second Amendment and pursuant to Section 4.05 of the Third Amendment, the City and a developer or landowner of property subject to the Agreement, as amended, may agree to amend the terms and conditions of the Agreement, as amended, only as to the consenting parties; and

WHEREAS, the City and Sienna/Johnson North, L.P. have agreed to amend the use allocations and Master Plan only as applicable to Tract D; and

WHEREAS, all other parties to the Agreement were duly notified of such proposed change and no written protest was made following such notice; and

WHEREAS, City Council now desires to make such changes to the Agreement, as amended, by adopting the Tenth Amendment as set forth herein; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. That the Mayor and City Secretary of the City are hereby authorized and directed to execute and attest, respectively, the Tenth Amendment to the Agreement between the City and Sienna/Johnson North, L.P. A copy of this Tenth Amendment to the Agreement is attached hereto as Exhibit "A" and made a part hereof.

Section 3. *Severability.* That in the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid, whether there be one or more parts.

PASSED and APPROVED on the first reading this 1st day of April, 2019.

PASSED, APPROVED and ADOPTED on the second and final reading this 1st day of July, 2019.

\_\_\_\_\_  
Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
\_\_\_\_\_  
E. Joyce Iyamu, City Attorney for

TENTH AMENDMENT  
TO THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT

This Tenth Amendment (the "Tenth Amendment") to the Sienna Plantation Joint Development Agreement is made and entered into as of the date set forth below by and between Sienna/Johnson North, L.P. ("Developer"), and THE CITY OF MISSOURI CITY, TEXAS, a municipal corporation in Fort Bend and Harris Counties, Texas ("City"), acting by and through its governing body, the City Council of the City of Missouri City ("City Council").

RECITALS

WHEREAS, the City entered into the Sienna Plantation Joint Development Agreement adopted by Ordinance No. O-96-05 on February 19, 1996 (the "Agreement"), with Sienna Plantation Development Company as the Developer and certain landowners and shareholders of the Developer including Sienna Plantation Partners, LP (the "Tract A Owner"), AFG Pacific Properties, Inc. (the predecessor in interest to the "Tract B Owner") and Thompson Lake Partners, Ltd. (the "Tract C Owner"); and

WHEREAS, Original Agreement was amended nine times prior to this Tenth Amendment for the purposes of including additional tracts, adding landowners, amending the master plan and establishing and clarifying certain development guidelines; and

WHEREAS, pursuant to Ordinance No. O-13-07, the City approved entering into the Seventh Amendment to the Agreement ("Seventh Amendment") on or about February 4, 2013, to modify the allocations of residential units and commercial and rural estate lot acreage and to amend the Master Plan applicable to Tracts D, F, and I; and

WHEREAS, pursuant to Ordinance No. O-13-27, the City approved entering into the Eighth Amendment to the Agreement ("Eighth Amendment") on or about July 15, 2013, to modify the terms of the Agreement and the development plans applicable to Tract B and to clarify certain terms of the Agreement applicable to certain portions of the development; and

WHEREAS, pursuant to Ordinance No. O-13-39, the City approved entering into the Ninth Amendment to the Agreement ("Ninth Amendment") on or about December 2, 2013, to modify the allocations of residential units and commercial acreage and to amend the Master Plan applicable to Tract D; and

WHEREAS the Agreement, as amended by subsequent and applicable amendments, remains in full force and effect; and

WHEREAS, pursuant to Section 3.06 of the Second Amendment and pursuant to Section 4.05 of the Third Amendment, the City and a developer or landowner of

property subject to the Agreement, as amended, may agree to amend the terms and conditions of the Agreement, as amended, only as to the consenting parties; and

WHEREAS, Developer has petitioned the City to modify the approximate allocations of minimum and maximum development allocations and the Master Plan applicable to Tract D; and

WHEREAS, it is desired by both parties to this Tenth Amendment that the use allocations and the Master Plan relating to Tract D be modified as so requested; and

WHEREAS, all other parties to the Agreement, as amended, were duly notified of such proposed change and no written protest was made following such notice; now therefore

FOR AND IN CONSIDERATION of the premises, and the receipt of other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

## **ARTICLE I AMENDMENTS TO THE AMENDED AGREEMENT**

**Section 1.01. Definitions for Major Modifications/Minor Modifications.**  
Section 1.01 of Article I of the Original Agreement is amended by adding the following definitions:

- a) "Major Modification" means a significant modification or amendment to either the Master Plan or Development Guidelines that materially impacts the theme, character, or continuity of the integrated development proposed and approved by this Agreement. A Major Modification must be reviewed and approved by the City Council as an amendment to the Original Agreement. A Major Modification would include, but is not limited to,
  - i. a change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of more than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of more than 15% of the acreage allocated in such land use category (excluding civic or park); or
  - ii. a major traffic impact, which would include the elimination of a major thoroughfare or major collector street, an adjustment in alignment of a roadway of over 1000 linear feet in any direction, or a change in land use that lowers the level of service despite the implementation of mitigating improvements; or
  - iii. any change in civic or park uses that would result in a net decrease of the parkland dedication requirements pursuant to the City Parkland Dedication

Ordinance, as applicable to each Landowner and such Landowner's respective Master Plan; or

- iv. Any change in multi-family use that would result in a net increase of the units or acreage dedicated to such uses.
- b) "Minor Modification" means a minor modification or amendment to either the Master Plan or Development Guidelines that is an elaboration, refinement or clarification of, or the addition of more precise specificity to the Master Plan or Development Guidelines and does not materially impact the theme, character, or continuity of the development. Minor Modifications to the Master Plan or Development Guidelines are authorized under this Agreement upon review and approval of the City Manager, or designee. An approved Minor Modification will be evidenced by a filed memorandum filed by the City Manager, or designee, with the City Secretary with Notice provided to all Parties to the Tenth Amendment, in accordance with Section 11.01 of the Original Agreement. A Minor Modification would include, but is not limited to,
- i. A change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of less than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of less than 15% of the acreage allocated to such land use category (excluding civic or park); or
  - ii. An adjustment in the alignment a roadway of less than 1000 linear feet in any direction; or
  - iii. An adjustment in civic or park use that does not affect the overall parkland dedication requirements pursuant to City Parkland Dedication Ordinance, the Parks Master Plan or the Development Guidelines as applicable to each Landowner and such Landowner's respective Master Plan; or
  - iv. An adjustment in the trail plan that does not affect the continuity of the system as shown on the most recent Parks Master Plan; or
  - v. An adjustment or relocation of public utility infrastructure if approved by the City Manager or designee; or
  - vi. An adjustment in multi-family use that decreases the overall units or acreage dedicated to such uses; or
  - vii. Any modification that is an elaboration, refinement or clarification of the Master Parks Plan or the Development Guidelines and deemed to be a Minor Modification by the City Manager.

**Section 1.02. Tract D Lot Count.** Developer now wishes to amend the total Single Family lot count for Tract D. A rendering of the land plan for Tract D is attached as **Exhibit A** to this Tenth Amendment. Section 2.02 of Article II of the Amended Agreement (Section 2.02 of the Third Amendment to the Sienna Plantation Joint Development Agreement, as amended by Section 3.01 of the Seventh Amendment and by Section 1.02 of the Ninth Amendment) is hereby amended to read in its entirety as follows:

**Section 2.02. Development of Sienna North.** Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended hereby. The number of residential housing units within Sienna North shall not exceed 7,000 units and commercial acreage shall not be more than 800 acres. The allocations of the residential units and commercial acreage for Tract D in Sienna North is set forth below:

|                                   | Tract D                  |
|-----------------------------------|--------------------------|
| Residential Units                 |                          |
| --Single Family                   | 450 units                |
| --Multifamily                     | 870 units                |
| --Retirement Residential          | 0                        |
| Commercial/Retail/Civic Community | 95.82 acres <sup>1</sup> |
| Rural Estate Lot Acreage          | 0 acres                  |

---

<sup>1</sup> Of the 95.82 acres allocated to Commercial/Retail/Civic Community uses, DeWalt intends to develop 59 acres as a "mixed use" development. A "mixed use" may be comprised of multifamily residential, condominium residential, commercial/office and retail uses. A "mixed use" may also include concert and performance halls, movie theaters, and outdoor amphitheaters. Such use may include one, some or all uses. To the extent that a mixed use includes a residential use, the number of residential units provided by such development shall be included in the total number of residential units allocated for Tract D and allocated to the specific type of each residential unit. To the extent that a mixed use includes a commercial use, the acreage for such use shall be included in the total acreage allocated for commercial/retail/civic community uses in Tract D.

**ARTICLE II**  
**MISCELLANEOUS PROVISIONS**

**Section 2.01. Representation of ownership.** Sienna/Johnson North, L.P., represents that it is the landowner of Tract D.

**Section 2.02. Legal authority.** By signature below, Sienna/Johnson North, L.P., represents that it has full legal authority to enter into this Tenth Amendment without the approval of any third party.

**Section 2.03. Written notice of sale and assignment.** By signature below, the City acknowledges that Sienna/Johnson North, L.P., intends to sell Tract D and assign a portion of its rights and obligations under the Agreement, as amended, to Taylor Morrison.

**Section 2.04. Applicability of the Tenth Amendment.** This Tenth Amendment in no way affects the applicability of the Agreement, as amended, to all tracts specifically made subject to said Agreement and the Master Plan, as amended, referenced therein save and except as to Tract D. as set forth herein.

**Section 2.05. Notice.** All required notices permitted under this Tenth Amendment shall be in writing and shall be served on the parties at the following addresses:

City:

City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attention: City Manager

With a copy to:

City Attorney

**Tract D Owner:**

Sienna/Johnson North, L.P  
c/o Alvin San Miguel  
5777 Sienna Parkway, Suite 100  
Missouri City, Texas 77459

**Tract F Owner:**

Sienna/Johnson North, L.P  
5005 Riverway Drive, Suite 500  
Houston, Texas 77056

**Section 2.06. Conflict, term.** The Agreement, as amended, shall remain in full force and effect except as specifically amended hereby. This Tenth Amendment shall continue in force and be in effect so long as the Agreement, as amended, is in force and effect.

**Section 2.07. Severability.** The provisions of this Tenth Amendment are severable, and if any provision or part of this Tenth Amendment or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Tenth Amendment and the application of such provision or part of this Tenth Amendment to other persons or circumstances shall not be affected thereby.

**Section 2.08. Merger.** This Tenth Amendment, together with the Agreement, as amended, but excluding the Eighth Amendment, constitutes the entire agreement among the parties relative to the subject matter hereof and thereof.

**Section 2.09. Waiver of actions under Private Real Property Rights Preservation Act.** Developer and landowners hereby waive their right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Tenth Amendment or any authorized amendment or supplements thereto may constitute, either now or in the future, a "taking" of developer's, landowners', or a grantee's successor's "private real property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the developer, landowners, and grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of the Agreement, as amended, which otherwise may give rise to a cause of action under the Act.

**Section 2.10. Incorporation of recitals.** The recitals to this Tenth Amendment are deemed to be true and correct and shall be a part of this Tenth Amendment for all purposes.

**Section 2.11. Effective Date.** This Tenth Amendment shall be effective by and between the City and Sienna/Johnson North, L.P. and the City when executed by those parties.

[EXECUTION PAGE FOLLOWS]

IN WITNESSETH THEREOF, The Undersigned Parties have executed this Tenth Amendment to the Development Agreement effective as of this \_\_\_ day of \_\_\_\_\_, 2019.

CITY OF MISSOURI CITY, TEXAS

\_\_\_\_\_  
Yolanda Ford, Mayor

ATTEST:

\_\_\_\_\_  
Maria Jackson, City Secretary

(SEAL)

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by Yolanda Ford as Mayor of the City of Missouri City, Texas, a Texas municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by Maria Jackson as City Secretary of the City of Missouri City, Texas, a Texas municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

**Tract D and Tract F Owner**

Sienna/Johnson North, L.P., a Texas limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by \_\_\_\_\_ as President of Sienna/Johnson North, L.P., a Texas limited partnership.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

## Exhibit A



## CITY COUNCIL AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Mayor and City Council  
**Agenda Item:** 11(a) Resolution authorizing a development agreement by and between the City, TIRZ One and MCDA for development of the veteran's memorial and a Parks Department maintenance facility.  
**Submitted by:** Anthony Snipes, City Manager

### SYNOPSIS

City Council passed and approved Ordinance No. O-10-17 approving the second amended project plan and reinvestment zone financing plan for TIRZ One. Pursuant to TIRZ One's second amended plan, the construction of public infrastructure and improvements for public facilities are projects for which the City may seek reimbursement from the TIRZ. On its June 10, 2019 board meeting, TIRZ One unanimously voted to participate in the development of the City's Parks Department maintenance facility and veteran's memorial. The proposed resolution approves and authorizes the development agreement by and between the City, TIRZ One and MCDA for development of these two projects.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

### BACKGROUND

- The current condition of the Parks Department maintenance facility requires either a total refurbishment or replacement of the facility.
- The veteran's memorial is a project that has previously received City Council's endorsement and support.
- Both of these projects enhance opportunity for economic development and growth within TIRZ One.
- TIRZ One Board voted unanimously to participate with the City and enter into an agreement with the City for the development of these two projects.
- TIRZ One's participation is authorized pursuant to its Second Amended Project Plan and reinvestment Zone Financing Plan, which was approved by City Council in Ordinance No. O-10-17.

### BUDGET ANALYSIS

The TIRZ Board approved reimbursement amounts to the City as follows:

- Parks Maintenance Facility \$2,670,000
- Veteran's Memorial Project \$250,000

In connection with the construction of these projects, the City is responsible for providing the funds (developer advances) to pay all project costs including the costs of design, engineering, materials, labor, construction and inspection as they become due. Interest on each advance will accrue at a stated rate for a period not to exceed two years. Upon project completion, an independent auditor will audit the costs including calculating



RESOLUTION NO. R-19-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MISSOURI CITY, TEXAS, REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY AND THE MISSOURI CITY DEVELOPMENT AUTHORITY, PERTAINING TO THE DEVELOPMENT AND CONSTRUCTION OF A VETERAN'S MEMORIAL AND A PARKS MAINTENANCE FACILITY.

\* \* \* \* \*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the Mayor of the City of Missouri City, Texas, be, and is authorized to execute for and on behalf of the City of Missouri City, Texas, and the City Secretary be, and is hereby, authorized to attest an economic development agreement by and between the City of Missouri City, Texas, Reinvestment Zone Number One, City of Missouri City and the Missouri City Development Authority, pertaining to the development and construction of a veteran's memorial monument and a parks maintenance facility. A copy of such economic development agreement is attached hereto and made a part hereof for all purposes.

PASSED, APPROVED and ADOPTED this 1<sup>st</sup> day of July, 2019.

\_\_\_\_\_  
Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson  
City Secretary

\_\_\_\_\_  
Jamilah Way  
First Assistant City Attorney

**ORDINANCE NO. O-10-17**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

**WHEREAS**, the Board of Directors of the Zone adopted and recommended and the City approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. O-99-48, adopted on August 16, 1999; and

**WHEREAS**, the City enlarged the Zone by Resolution No. R-00-34, adopted on December 18, 2000; and

**WHEREAS**, by Ordinance No. O-01-06, adopted on February 5, 2001, the City Council approved the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Amended Plan") that reflected the enlargement of the Zone; and

**WHEREAS**, the Board of Directors of the Zone considered and adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Second Amended Plan") that reflects the enlargement of the Zone, and recommended the Second Amended Plan for approval by City Council; and

**WHEREAS**, the City enlarged the Zone, pursuant to Sec. 311.007, Texas Tax Code, a second time by Resolution No. R-10-07, adopted on April 19, 2010;

**WHEREAS**, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on April 19, 2010, on the Second Amended Plan, at which property owners and other interested persons were allowed to speak; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the Second Amended Plan;

**WHEREAS**, Chapter 311 of the Texas Tax Code authorizes the enlargement of the Zone and amendments to the Plan; and

**WHEREAS**, the City now desired to amend the Plan by the adoption of the Second Amended Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

**Section 1.** The findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** The Plan is hereby amended to reflect the Second Amended Plan shown as Exhibit A attached hereto. The Second Amended Plan is determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amended Plan.

**Section 3.** The City Secretary is directed to provide copies of the Second Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** All ordinances and resolutions or parts of ordinances and resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

**Section 5.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was

discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

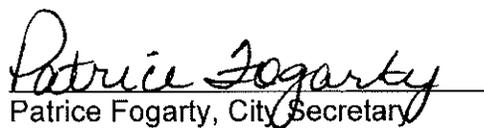
PASSED and APPROVED on first reading this 19th day of April, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 3<sup>rd</sup> day of May, 2010.



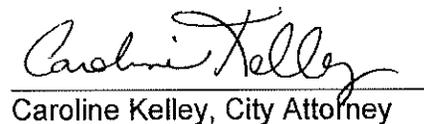
Allen Owen, Mayor

ATTEST:



Patrice Fogarty, City Secretary

APPROVED AS TO FORM:



Caroline Kelley, City Attorney

**REINVESTMENT ZONE NUMBER ONE,  
CITY OF MISSOURI CITY**

**SECOND AMENDED  
PROJECT PLAN AND  
FINANCING PLAN**

February 22, 2010

## TABLE OF CONTENTS

### 1. Overview

|  |   |
|--|---|
| Reinvestment Zone No. 1, City of Missouri City ..... | 3 |
|--|---|

### 2. Project Plan

|   |   |
|---|---|
| Existing Conditions and Proposed Improvements and Uses (311.011(b)(1))..... | 5 |
| Municipal Ordinances (311.011(b)(2)).....                                   | 9 |
| Estimated Non-Project Costs (311.011(b)(3)).....                            | 9 |
| Method of Relocation (311.011(b)(4)).....                                   | 9 |

### 3. Reinvestment Zone Financing Plan

|  |    |
|--|----|
| Estimated Project Costs (311.011(c)(1)) .....                                      | 10 |
| Kind, Number and Location of Proposed Improvements (311.011(c)(2)).....            | 11 |
| Economic Feasibility Study (311.011(c)(3)) .....                                   | 11 |
| Estimate of Bonded Indebtedness (311.011(c)(4)).....                               | 12 |
| Estimate of Time When Monetary Obligations are Incurred (311.011(c)(5)) .....      | 12 |
| Method of Financing, Sources of Revenue, Percent Participation (311.011(c)(6)).... | 12 |
| Current Appraised Value of Taxable Real Property (311.011(c)(7)).....              | 13 |
| Estimated Future Captured Appraised Value of Real Property (311.011(c)(8)).....    | 13 |
| Duration of Zone (311.011(c)(9)) .....   | 14 |

### 4. Appendix

|                      |  |
|----------------------|--|
| Boundary Description |  |
|----------------------|--|

## 1. OVERVIEW

The City of Missouri City created Reinvestment Zone Number One, City of Missouri City, (the "Zone") on August 2, 1999. The Project Plan and Reinvestment Zone Financing Plan (the "Plan") was adopted on August 16, 1999. The First Amended Project Plan and Reinvestment Zone Financing Plan (the "First Amended Plan") was adopted on February 5, 2001. This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan".)

This Second Amended Plan supports the original purpose of the Zone which was to provide for the design and construction of water, wastewater, and drainage facilities; for transportation and access improvements and other specific project costs in order to facilitate the development of new residential and commercial properties; and the redevelopment of public facilities and commercial properties where infrastructure was absent and where residential and commercial development and redevelopment would not occur "but for" the creation of such a Zone.

This Second Amended Plan will facilitate the expansion of the Zone boundaries to include an additional 277.1 acres and to include approximately \$21 million in new Eligible Project Costs in the expanded area of the Zone.

Map 1 on the following page depicts the original boundaries of the Zone, the area included as an expansion of the Zone in the First Amended Plan and the area included as an expansion in this Second Amended Plan.

# MAP 1



**Legend:**

-  TIRZ No. 1
-  TIRZ No. 1 Expansion 1
-  TIRZ No. 1 Expansion 2

## Missouri City TIRZ No. 1 Expansion 1 & 2

1 inch = 1,000 feet



## **2. SECOND AMENDED PROJECT PLAN**

### **Existing Conditions and Proposed Improvements and Uses [311.011(b)(1)]**

The expansion area of the Second Amended Plan is located south of the northern city limit line, between Murphy Road on the west and along Texas Parkway on the east, and north of and along Cartwright Road.

Map 2 shows the existing land uses within the expansion area for the Second Amended Plan, a mixture of civic, open space, commercial and low and high density residential.

Map 3 shows the planned location of proposed improvements in the expansion area which include new and rehabilitated sidewalks, drainage, landscape and new trails.

Map 4 shows areas within the expansion area targeted for development as facilitated by the proposed improvements. This new development will be comprised of new commercial and residential uses on several large vacant tracts within the expansion area. These areas targeted for new development are as proposed in the Texas Parkway / Cartwright Redevelopment Plan, by George E. Johnson and Civic-Design Associates.

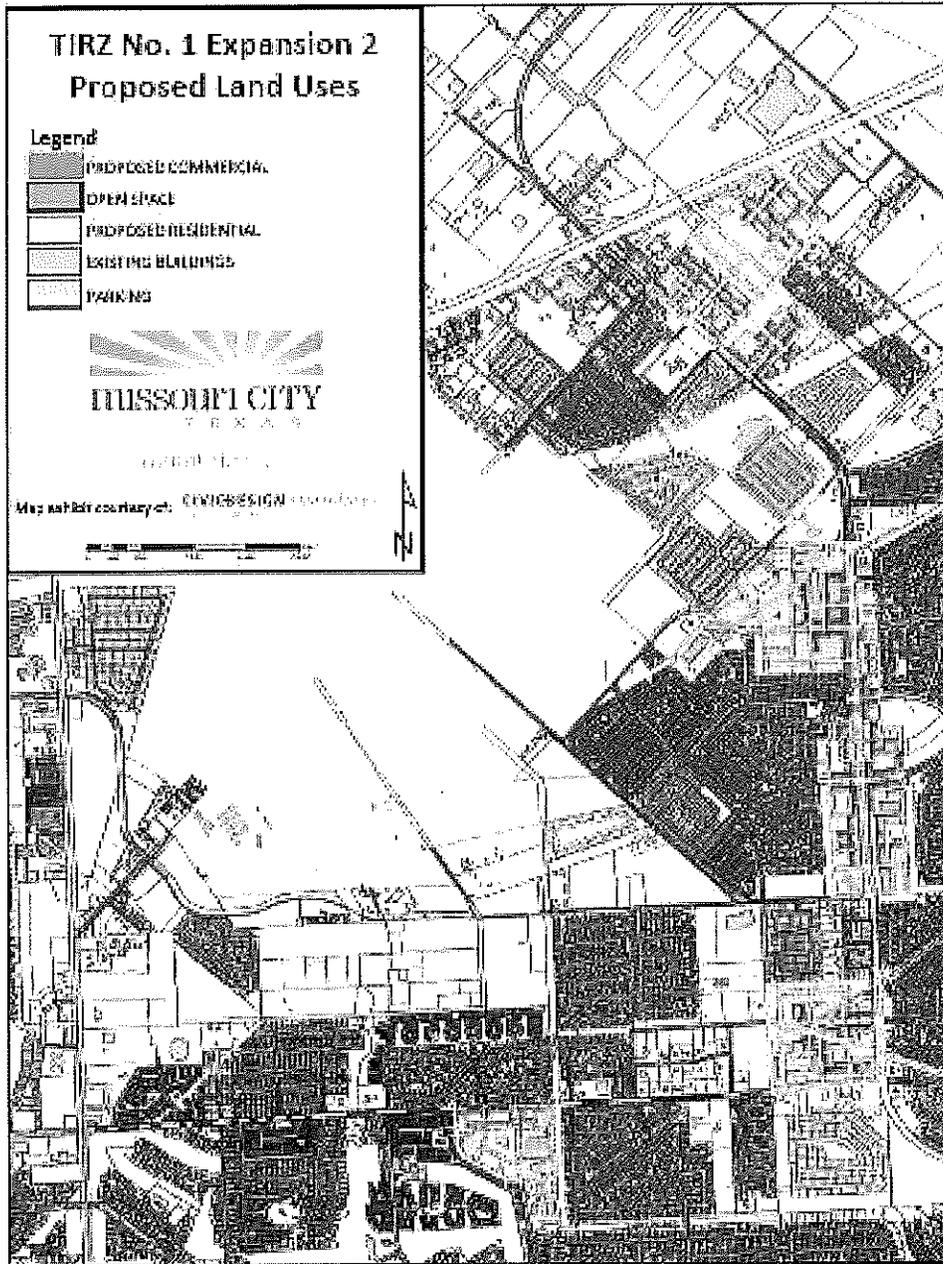
### MAP 2



### MAP 3



### MAP 4



**Municipal Ordinances [311.011(b)(2)]**

All construction will be done in conformance with the most current existing building code regulations of the City. There are no proposed changes to any city ordinance, master plan or building codes.

**Estimated Non-Project Costs [311.011(b)(3)]**

Zone non-project costs include those development costs or investments that will result from the proposed improvements and for which no tax increment reimbursement is expected. It is estimated that non-project investments in the expansion are may range from \$700 to \$765 million.

**Method of Relocation [311.011(b)(4)]**

Relocation is not currently contemplated; however, should redevelopment require relocation it may be considered an Eligible Project Cost.

### 3. SECOND AMENDED REINVESTMENT ZONE FINANCING PLAN

#### Estimated Project Costs [311.011(c)(1)]

Estimates of Projects Costs are listed in the table below.

| Project Items  | Estimated Cost       |
|--|----------------------|
| <b>Public Infrastructure to Support Business Development</b>                 |                      |
| Water, Wastewater and Drainage   | \$ 683,000           |
| Paving and Sidewalks   | 701,000              |
| Street Lighting  | 28,000               |
| Landscape/Streetscape  | 80,000               |
| Related Improvements   | 324,000              |
| Engineering Design & Contingencies   | 548,000              |
| <b>Subtotal</b>  | <b>\$ 2,364,000</b>  |
| <b>Public Infrastructure to Support Residential Development</b>              |                      |
| Water, Wastewater and Drainage   | \$ 4,700,000         |
| <b>Subtotal</b>  | <b>\$ 4,700,000</b>  |
| <b>Fifth Street (FM 1092 to City Limits)</b>                                 |                      |
| Water, Wastewater and Drainage   | \$ 272,000           |
| Paving and Sidewalks   | 325,000              |
| Related Improvements   | 78,000               |
| Engineering Design & Contingencies   | 169,000              |
| <b>Subtotal</b>  | <b>\$ 844,000</b>    |
| <b>Independence Boulevard</b>  |                      |
| Phase I  | \$ 3,539,000         |
| Phase II   | 4,156,000            |
| <b>Subtotal</b>  | <b>\$ 7,543,000</b>  |
| <b>Hike and Bike Trail</b>   |                      |
| <b>Subtotal</b>  | <b>\$ 851,000</b>    |
| <b>Independence Park</b>   |                      |
| Phase I  | \$ 388,000           |
| Phase II   | 2,217,000            |
| Phase III  | 2,409,000            |
| Phase IV   | 1,574,000            |
| <b>Subtotal</b>  | <b>\$ 6,588,000</b>  |
| <b>Texas Parkway/Cartwright Road Redevelopment<br/>(Second Amended Plan)</b> |                      |
| Streetscape Texas Parkway & Cartwright Road                                  | \$ 2,500,000         |
| Texas Parkway sidewalks  | \$ 1,500,000         |
| Texas Parkway median and intersection improvements                           | \$ 3,000,000         |
| Public infrastructure and improvements for public facilities                 | \$ 5,000,000         |
| Grants and assistance to support business development                        | \$ 9,000,000         |
| <b>Subtotal</b>  | <b>\$ 21,000,000</b> |
| <b>Other Project Costs</b>   |                      |
| Financing Costs  | \$ 27,290,000        |

|  |                      |
|--|----------------------|
| Creation and Administration Costs for the life of the Zone | 162,000              |
| <b>Subtotal</b>  | <b>\$ 27,452,000</b> |
| <b>Total</b>   | <b>\$ 71,342,000</b> |

**Kind, Number and Location of Proposed Improvements [311.011(c)(2)]**

- Business Park Road (FM 1092 600' north of Lexington/Independence) to run east and west. Includes esplanade, road paving, street lights and landscaping.
- Business Park Road (North from new Independence Blvd. 500' east of intersection of FM 1092). Includes esplanade, road paving, street lights and landscaping.
- Independence 100' ROW from FM 1092 to Fifth Street.
- Fifth Street (FM 1092 to City Limits). Includes utilities, paving, sidewalks, landscaping and engineering.
- Silvestri collector road south. Includes esplanade entrance, street paving, landscaping and one-acre parkland.
- Water, wastewater and drainage facilities to support residential development within the Zone.
- Independence Blvd. from Silvestri to Staffordshire. Includes 100' ROW, landscaping and streetlights.
- Collector through residential area next to Staffordshire north of Court Street. Includes esplanade entrance, street paving, landscaping, 1.5-acre parkland and work on siphon at canal.
- Collector for commercial area northwest of Staffordshire and Court intersection. Includes esplanade entrance, street paving, landscaping and streetlights.
- 14,000 linear feet hike and bike trail from Staffordshire to southeast corner of Independence Park, west to FM 1092.
- Implementation of Independence Park Master Plan.
- Texas Parkway/Cartwright Road Redevelopment. Streetscape for Texas Parkway and Cartwright Road; Texas Parkway sidewalks; Texas Parkway medians and intersection improvements; Public infrastructure and improvements for public facilities; and demolition assistance, façade and access improvements to support business development.
- Financing and relocation costs.
- Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone ("Economic Development Programs"). The authorized Economic Development Programs include making grants and loans from the tax increment fund for public infrastructure improvements, parking facilities, façade improvements, demolition assistance, access improvements, financing and relocation costs and the establishment or promotion of public or private facilities that demonstrate public benefit and enhance the economic development of the Zone through increased business and commerce. Pursuant to Section 311.010(h), Texas Tax Code, the Zone Board of Directors will develop and submit for approval its Economic Development Programs.

### **Economic Feasibility Study [311.011(c)(3)]**

The firms of George E. Johnson Development and Civic-Design Associates were authorized to produce the Texas Parkway / Cartwright Road Corridors Redevelopment Plan (the "Study".) The Study identified a number of constraints inhibiting the redevelopment of the two corridors including fragmented ownership, a perceived lack of positive area image, and relatively low land values. The Study also identified a number of opportunities including several large vacant tracts, the emergence of US Highway 90A as a growing employment center, and a strong interest in the area by the community at large. The Study's a number of issues that needed to be addressed for revitalization goals to be met. Among those issues are: aging structures and infrastructure, lack of visual appeal, low expectations of property owners, and fragmented ownership. The Study concluded that inclusion of the area in the Zone would provide public/private partnership opportunities critical to any revitalization effort's success.

### **Estimate of Bonded Indebtedness [311.011(c)(4)]**

The estimated bonded indebtedness to be incurred is an amount sufficient to yield proceeds to reimburse or pay for the TIRZ project costs currently estimated at \$71,342,000.

### **Time When Monetary Obligations are Incurred [311.011(c)(5)]**

Monetary obligations will be incurred as the stream of tax increment revenues allow. Developer partners will be reimbursed only after completion, inspection and acceptance by the City of the eligible public improvements or as detailed in the agreements to be executed between the TIRZ, the Missouri City Development Authority (the "Authority") and the City.

### **Method of Financing, Sources of Revenue and Percent Participation [311.011(c)(6)]**

#### **- Method of Financing**

In accordance with Section 311.015, Texas Tax Code, [Tax Increment Financing Act (the "Act")], the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. The Authority is authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project-related costs outlined in this Plan. When appropriate, developers will advance project-related costs and be reimbursed through the issuance of tax increment bonds or from increment revenues of the Zone.

It is anticipated that developers and the City will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements

and other documentation between the developers, the Authority and the Zone. It is anticipated that the City and County will advance funds for public facility improvements and will be reimbursed through separate agreements between the City, the Authority and the Zone and/or between the County, the Authority and the Zone.

No bonds will be issued until adequate tax increment has been created in the Zone to support bond debt service. Tax increment revenues will be applied to pay or reimburse all debt service on the Zone's bonds. This approach protects the City and other taxing jurisdictions from development financing risks.

**- Sources of Revenue**

It is estimated that development projects identified in this Second Amended Plan will result in approximately \$765 million in new property value. The sources of revenue will be the tax increments from the participants in the Zone, the City and Fort Bend County. Exhibit A, on page 15, shows the projected increase in value per year and sources of revenue expected to be derived from that value by jurisdiction.

**- Percent of Participation**

| <b>Taxing Unit</b> | <b>2009 Tax Rate</b>      | <b>% of Participation</b> |
|--------------------|---------------------------|---------------------------|
| Missouri City      | \$0.52840/\$100 valuation | 100%                      |
| Fort Bend County   | \$0.47900/\$100 valuation | 100%                      |

**Current Appraised Value of Taxable Real Property [311.011(c)(7)]**

The current appraised value of taxable real property in the area of expansion in the Second Amended Plan is \$59,657,173, based on 2009 certified values of the Ft. Bend County Appraisal District. Tax year 2010 will be the base year value for the expansion area.

**Estimated Future Captured Appraised Value of Real Property [311.011(c)(8)]**

See Exhibit A, page 15.

**Duration of Zone [311.011(c)(9)]**

The Zone took effect upon creation by City Council on August 2, 1999 and termination of the operation of the Zone shall occur on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

**Exhibit A**

City of Missouri City  
TIRZ 1  
2nd Amendmended Project Plan

Value and Revenue Projections  
Proposed Annexation Area

| Tax Year | Ad Valorem Value |              |             | Missouri City Revenue |            | Fort Bend County Revenue |            | Total Revenue |            |
|----------|------------------|--------------|-------------|-----------------------|------------|--------------------------|------------|---------------|------------|
|          | Base Value (1)   | Annual (New) | Cumulative  | Annual (2)            | Cumulative | Annual (3)               | Cumulative | Annual        | Cumulative |
| 1 2010   | 59,657,173       | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 2 2011   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 3 2012   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 4 2013   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 5 2014   |                  | 2,480,000    | 2,480,000   | 12,449                | 12,449     | 11,285                   | 11,285     | 23,734        | 23,734     |
| 6 2015   |                  | 14,927,500   | 17,407,500  | 74,933                | 87,382     | 67,928                   | 79,213     | 142,861       | 166,595    |
| 7 2016   |                  | 14,927,500   | 32,335,000  | 74,933                | 162,315    | 67,928                   | 147,140    | 142,861       | 309,456    |
| 8 2017   |                  | 6,758,667    | 39,093,667  | 33,927                | 196,242    | 30,755                   | 177,896    | 64,682        | 374,138    |
| 9 2018   |                  | 23,386,167   | 62,479,833  | 117,394               | 313,636    | 106,419                  | 284,314    | 223,813       | 597,951    |
| 10 2019  |                  | 48,901,167   | 111,381,000 | 245,474               | 559,110    | 222,525                  | 506,839    | 467,999       | 1,065,950  |
| 11 2020  |                  | 101,200,875  | 212,581,875 | 508,008               | 1,067,118  | 460,515                  | 967,354    | 968,523       | 2,034,472  |
| 12 2021  |                  | 61,486,875   | 274,068,750 | 308,652               | 1,375,770  | 279,796                  | 1,247,150  | 588,448       | 2,622,920  |
| 13 2022  |                  | 109,375,000  | 383,443,750 | 549,041               | 1,924,811  | 497,711                  | 1,744,861  | 1,046,752     | 3,669,672  |
| 14 2023  |                  | 109,375,000  | 492,818,750 | 549,041               | 2,473,852  | 497,711                  | 2,242,572  | 1,046,752     | 4,716,423  |
| 15 2024  |                  | 51,375,000   | 544,193,750 | 257,892               | 2,731,744  | 233,782                  | 2,476,354  | 491,674       | 5,208,097  |
| 16 2025  |                  | 51,375,000   | 595,568,750 | 257,892               | 2,989,636  | 233,782                  | 2,710,136  | 491,674       | 5,699,772  |
| 17 2026  |                  | 54,171,875   | 649,740,625 | 271,932               | 3,261,568  | 246,509                  | 2,956,645  | 518,441       | 6,218,213  |
| 18 2027  |                  | 85,210,625   | 734,951,250 | 427,740               | 3,689,308  | 387,751                  | 3,344,396  | 815,491       | 7,033,704  |
| 19 2028  |                  | 31,038,750   | 765,990,000 | 155,808               | 3,845,117  | 141,242                  | 3,485,637  | 297,050       | 7,330,754  |
| 20 2029  |                  | -            | 765,990,000 | -                     | 3,845,117  | -                        | 3,485,637  | -             | 7,330,754  |
|          |                  | 765,990,000  |             | 28,535,176            |            | 25,867,429               |            | 54,402,605    |            |

**Notes:**

- 1 Base Value based on Fort Bend Central Appraisal District January 1, 2009 Certified Values as supplied by City of Missouri City.
- 2 New Annual Revenue projection based on City of Missouri City 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate. Value projections based on redevelopment plan prepared by Civic Design Associates and George E. Johnson Development.
- 3 New Annual Revenue projection based on Fort Bend County 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate.

**APPENDIX**  
**BOUNDARY DESCRIPTION**

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

**Beginning at a point** which is the northwest corner of a 2.35 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36809 and FBCAD parcel account number 0064-00-000-3105-907 according to the FBCAD Tax Year 2000 Roll, said point being in the east right-of-way boundary of F.M. 1092 and the north boundary of the City of Missouri City city limits;

THENCE, in an easterly direction along said City of Missouri City city limit line, for a distance of approximately 1,696.94 feet to a point for corner, said point being the northeast corner of the City of Missouri City corporate limits, also being the northeast corner of a 90.4863 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36807 and FBCAD parcel account number 0064-00-000-3100-907;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, for a distance of approximately 2,650 feet to a point for corner, said point being the northwest corner of a 2.961 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36848 and FBCAD parcel account number 0064-00-000-3600-907;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 932.12 feet to a point for corner, said point being the northeast corner of a 2.0 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification numbers R36854 and R36855 and FBCAD parcel account numbers 0064-00-000-3698-907 and 0064-00-000-3699-907;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 200 feet to a point for corner, said point being the northwest corner of the Bowen Street right-of-way;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 325 feet to a point for corner, said point being the northeast corner of the Bowen Street right-of-way, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, said city limit line also being the northern right-of-way boundary of Fifth Street, for a distance of approximately 780 feet to a point for corner, said point being at or near the southwest corner a 1.953 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36872 and FBCAD parcel account number 0064-00-000-3860-907, said point being where the City of Missouri City city limit line turns in a southeasterly direction across Fifth Street;

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

THENCE, in a southeasterly direction along said City of Missouri City city limit line, crossing the Fifth Street right-of-way, for a distance of approximately 70 feet to a point, said point being the northwest corner a 0.421 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R203458 and FBCAD parcel account number 0064-00-000-2804-907 said point also being in the southern right-of-way boundary of Fifth Street;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 579.77 feet to a point for corner, said point being the northwest corner a 14.634 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36693 and FBCAD parcel account number 0064-00-000-2000-907;

THENCE, in an easterly direction along said City of Missouri City city limit line, crossing the Packer Road and Moore Road rights-of-way, for a distance of approximately 3,670 feet to a point for corner, said point being in the western boundary line of a 12.667 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36475 and FBCAD parcel account number 0064-00-000-0555-907, said point also being in the eastern right-of-way boundary of Moore Road;

THENCE, in a northwesterly direction along said City of Missouri City city limit line, said city limit line also being the eastern right-of-way boundary of Moore Road, for a distance of approximately 710 feet to a point for corner, said point being the northwest corner a 14.54 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36473 and FBCAD parcel account number 0064-00-000-0550-907;

THENCE, in an east, northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 1,658 feet to a point for corner, said point being the southwest corner a 1.520 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180779 and FBCAD parcel account number 0064-00-000-0602-907, said parcel number 0064-00-000-0602-907 being a portion of the American Canal right-of-way;

THENCE, in a northerly, then curving northwesterly, direction along said City of Missouri City city limit line, and along the western boundary of the American Canal right-of-way, for a distance of approximately 870 feet to a point for corner, said point being the northwest corner a 0.563 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180778 and FBCAD parcel account number 0064-00-000-0702-907, said parcel number 0064-00-000-0702-907 being a portion of the American Canal right-of-way;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, crossing the American Canal right-of-way, for a distance of approximately 100 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0702-907, said point also being in the eastern boundary of American Canal right-of-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

way, said point also being the southwest corner of a 1.51 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36482 and FBCAD parcel account number 0064-00-000-0820-907;

THENCE, in a northwesterly direction, along the City of Missouri City city limit line, and along the eastern boundary of the American Canal right-of-way, for a distance of approximately 117.39 feet to a point for corner, said point being the northwest corner of said parcel number 0064-00-000-0820-907

THENCE, in a northeasterly direction, along the City of Missouri City city limit line, and along the northern boundary of said parcel number 0064-00-000-0820-907, for a distance of approximately 550.00 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0820-907, said point also being in the western boundary line of the Staffordshire Road right-of-way;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 2,882 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 60 feet to a point, said point being the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,800 feet to a point for corner, said point being the northwest corner of the intersection of the northern right-of-way boundary of Independence Boulevard with the western right-of-way boundary of Texas Parkway (FM 2234);

THENCE, in a northerly direction along the western right-of-way boundary of Texas Parkway, for a distance of approximately 4,065 feet to a point for corner, said point being the northeast corner of a 17.964 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in an easterly direction along said mutual city boundary line, for a distance of approximately 70 feet to a point for corner, said point being within the Texas Parkway right-of-way;

THENCE, in a northerly, then northwesterly, direction along said mutual city boundary line and within the Texas Parkway right-of-way, for a distance of approximately 3,710 feet to a point for corner, said point being approximately 50 feet in a perpendicular direction from the southwest corner of the intersection of the western right-of-way of

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

Texas Parkway with the southern right-of-way of Adams Street (labeled on tax map # Z-71 as Heifer Lane);

THENCE, in a westerly direction along said mutual city boundary line and across the Texas Parkway right-of-way, for a distance of approximately 50 feet, to a point for corner, said point being said southwest corner of the intersection of the western right-of-way of Texas Parkway with the southern right-of-way of Adams Street, said point also being the southeast corner of a 1.415 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169127 and FBCAD parcel account number 0118-00-000-0013-907;

THENCE, in a northerly direction along the western boundary of the Texas Parkway right-of-way, for a distance of approximately 1,360 feet to a point for corner, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Fifth Street, for a distance of approximately 3,920 feet to a point for corner, said point being located in the northwest corner of Lot 1 of Block 9 of Woodland West Section 3 subdivision, said point also being located in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in a northwesterly direction following said mutual city limits across the Fifth Street right-of-way for a distance of approximately 40 feet to a point for corner said point being inside the Fifth Street right-of-way;

THENCE, in a southwesterly direction following said mutual city limits along and inside the Fifth Street right-of-way, for a distance of approximately 23 feet to a point for corner said point being inside the Fifth Street right-of-way, and in a perpendicular direction across the Fifth Street right-of-way from the southwest corner of a 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41406 and FBCAD parcel account number 0118-00-000-3500-907;

THENCE, in a northwesterly direction across the Fifth Street right-of-way, for a distance of approximately 30 feet to a point, said point being the southwest corner of a said parcel number 0118-00-000-3500-907, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a northwesterly direction along the western boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 1,295.83 feet to a point for corner, said point being the northwest corner of a said parcel number 0118-00-000-3500-907;

THENCE, in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 407.51 feet to a point, said point

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

being the northeast corner of a said parcel number 0118-00-000-3500-907, said point also being the northwest corner of a second 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41407 and FBCAD parcel account number 0118-00-000-3600-907;

THENCE, continuing in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3600-907, for a distance of approximately 407.51 feet to a point for corner, said point being the northeast corner of a said parcel number 0118-00-000-3600-907, said point also being the westernmost northwest corner of the boundary of the Martin Lane right-of-way;

THENCE, in a southeasterly direction along the western boundary of the Martin Lane right-of-way, for a distance of approximately 1,299.81 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Martin Lane with the northern right-of-way boundary of Fifth Street;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Fifth Street, for a distance of approximately 3,130 feet to a point, said point being the northwest corner of the intersection of the northern right-of-way boundary of Fifth Street with the western right-of-way boundary of Texas Parkway;

THENCE, in an easterly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 80 feet to a point for corner, said point being the northeast corner of the intersection of the northern right-of-way boundary of Fifth Street with the eastern right-of-way boundary of Texas Parkway;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, for a distance of approximately 8,790 feet to a point for corner, said point being the southeast corner of the intersection of the eastern right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a westerly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 120 feet to a point, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,840 feet to a point for corner, said point being the southeast corner of the intersection of the southern right-of-way boundary of Independence Boulevard with the eastern right-of-way boundary of Staffordshire Road;

THENCE, in a southwesterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the southwest corner of the

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

Independence Boulevard right-of-way boundary, said point being in the western right-of-way boundary of Staffordshire Road;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 860 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road;

THENCE, in a southerly direction crossing the Court Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Court Road from said northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road, said point being in the southern right-of-way boundary of Court Road;

THENCE, in a westerly direction along the said southern right-of-way boundary of Court Road, for a distance of approximately 2,740 feet to a point for corner, said point being the northwest corner Lot 1 of Block 13 of Meadowcreek Section 3, said point also lying in the eastern boundary of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said parcel number 0013-00-000-9006-907 being a portion of the American Canal right-of-way;

THENCE, in a southerly direction along the said eastern right-of-way boundary of the American Canal right-of-way, for a distance of approximately 1,330 feet to a point for corner, said point lying directly east of the southeast corner of a 24.824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31309 and FBCAD parcel account number 0013-00-000-3510-907;

THENCE, directly west crossing the American Canal right-of-way, for a distance of approximately 110 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-3510-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-3510-907, for a distance of approximately 937.90 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3510-907, said point also being the southeast corner of a 4.21 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31325 and FBCAD parcel account number 0013-00-000-3702-907, said parcel number 0013-00-000-3702-907 being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3702-907, for a distance of approximately 3,383.59 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3702-907, said point also being the southeast corner of a 1.900 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31332 and

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

FBCAD parcel account number 0013-00-000-3851-907, said parcel number 0013-00-000-3851-907 also being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3851-907, for a distance of approximately 1,278.08 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-3851-907, said point also lying in the eastern boundary line of a 3.943 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R207213 and FBCAD parcel account number 0013-00-000-4302-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 4 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-4302-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 427.42 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-4302-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 411.37 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4302-907, said point also being the northeast corner of a 9.39 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31340 and FBCAD parcel account number 0013-00-000-4300-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4300-907, for a distance of approximately 994.31 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4300-907, said point also being the southwest corner of a 18.614 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31341 and FBCAD parcel account number 0013-00-000-4400-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 455 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0013-00-000-4400-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 370.38 feet to a point, said point being in the northern boundary of said parcel number 0013-00-000-4400-907, said point also being the westernmost northwest corner of a 4.024 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R211001 and FBCAD parcel account number 0013-00-000-4453-907;

THENCE, in an easterly, then northerly, then easterly, then northerly, then easterly direction along the northern and western boundary boundary of said parcel number 0013-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

00-000-4453-907, for a distance of approximately 968.64 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4453-907, said point also being the southeast corner of a 1.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136432 and FBCAD parcel account number 0013-00-000-4499-907, said parcel number 0013-00-000-4499-907 containing a water tower owned by the Quail Valley Utility District;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 216.00 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4499-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 210.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4499-907, said point also being the northeast corner of a 1.966 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R213745 and FBCAD parcel account number 0013-00-000-4454-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4454-907, for a distance of approximately 418.86 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4454-907, said point also being the northeast corner of a 1.841 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31343 and FBCAD parcel account number 0013-00-000-4451-907;

THENCE, continuing in a westerly direction along the northern boundary of said parcel number 0013-00-000-4451-907, for a distance of approximately 400.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4451-907, said point also being the southwest corner of a 0.716 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36799 and FBCAD parcel account number 0064-00-000-2995-907, said point also being in the eastern right-of-way boundary of F.M. 1092 (Murphy Road);

THENCE, in a northerly direction along said eastern right-of-way boundary of F.M. 1092, for a distance of approximately 5,225 feet to the **POINT OF BEGINNING**, and containing a total of approximately 595.54 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 1  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196907;

THENCE, in an easterly direction along said northern boundary of said parcel number 0264-00000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 385300-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of

Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-0000120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also

being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-0000020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-070013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-0000010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said

parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 586202-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and it's southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 001300-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 586401-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner, said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel

number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 572601-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 001300-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 001300-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 001300-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080 907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 572601-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 572601-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-0000001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-0040810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central

Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-ofway boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane,

said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-0000017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 001300-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595 and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-0000001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District

(FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, an continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-0000010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend

Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of

said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-0000010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-0000010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-0000020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD

parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-0000030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-0000598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 75 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-0000210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-0000500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 026400-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3

Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the **POINT OF BEGINNING**, and containing a total of approximately 83.81 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-0000010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 386001-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 386001-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-0490001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 505000-051-0000-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 505000-051-0000-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 505000-051-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-0001725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500907, for a distance of approximately 184 feet to a point, said point being the east corner of said parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 011800-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 011800-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 011800-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel

identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-0480101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 275000-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 505000-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number

5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the westerly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number

R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-0000015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.



**REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY  
MEETING AGENDA**

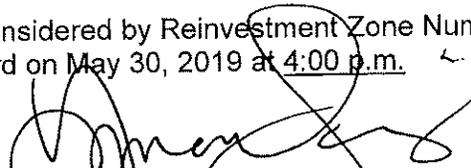
Notice is hereby given of a meeting of the Board of Directors of Reinvestment Zone Number One, City of Missouri City to be held on **June 10, 2019, at 6:00 p.m.** at: **City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Directors reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL
2. Consider approval of the minutes of the meeting of January 17, 2019.
3. Public comment.
4. Consider authorizing the negotiation and execution of an agreement with the City of Missouri City, Texas for the following proposed projects that are consistent with the Second Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One:
  - A. The Veterans' Memorial Project; and
  - B. The Parks Maintenance Facility Project.
5. ADJOURN

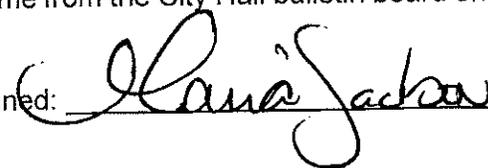
**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Reinvestment Zone Number One, City of Missouri City meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8685.**

**CERTIFICATION**

I certify that a copy of the June 10, 2019, agenda of items to be considered by Reinvestment Zone Number One, City of Missouri City was posted on the City Hall bulletin board on May 30, 2019 at 4:00 p.m.

  
\_\_\_\_\_  
City Secretary Department

I certify that the attached notice and agenda of items for consideration by the Board of Directors was removed by me from the City Hall bulletin board on the 13<sup>th</sup> day of June, 2019.

Signed:   
\_\_\_\_\_

Title: City Secretary  
\_\_\_\_\_

**DEVELOPMENT AGREEMENT  
FOR THE VETERANS' MEMORIAL PROJECT  
AND  
THE PARKS MAINTENANCE FACILITY PROJECT**

This Development Agreement (the "Agreement") is made this the 10<sup>th</sup> day of JUNE, 2019, by and among **Reinvestment Zone Number One, City of Missouri City**, a tax increment reinvestment zone created by the City of Missouri City, Texas, pursuant to Chapter 311, Texas Tax Code, (the "Zone"), the **Missouri City Development Authority**, a Texas non-profit local government corporation formed by and on behalf of the City of Missouri City, Texas (the "Authority"), and the **City of Missouri City, Texas**, a Texas home-rule municipality (the "Developer").

**RECITALS**

Whereas, pursuant to Chapter 311 of the Texas Tax Code, the City Council of the City of Missouri City by ordinance created the Zone in the City of Missouri City; and

Whereas, the Board of Directors of the Zone (the "Zone Board") adopted a Project and Financing Plan (as defined below in Section 1.01) which provides that the Zone will undertake to make certain acquisitions and improvements in the Zone, and such Project and Financing Plan, as amended was approved by the City Council of the City of Missouri City by Ordinance No. O-10-17 on May 3, 2017; and

Whereas, the Texas Tax Code provides that the Zone may enter into agreements as the Zone Board considers necessary or convenient to implement the Project and Financing Plan and achieve its purposes; and

Whereas, the City of Missouri City and the Zone have contracted with the Authority, a nonprofit Texas local government corporation pursuant to the provisions of Chapter 431, Subchapter D, Texas Transportation Code, to carry out the purposes of the Zone, including administration, supervision, construction, financing and

other duties, and committed the revenues of the Zone to the Authority for such purposes, all as more particularly set forth in the Agreement between the City of Missouri City, the Zone and the Authority, dated as of January 16, 2001 (the "Tri-Party Agreement"); and

Whereas, the Developer is the owner of certain property within the Zone, and wishes to finance and construct certain Zone projects; and

Whereas, the Authority and the Zone have determined that each can best carry out their functions pursuant to the Tri-Party Agreement and the Project and Financing Plan by contracting with the Developer to provide for the efficient and effective implementation of certain aspects of the Project and Financing Plan, and the Authority and the Developer desire to enter into this Agreement to enable the development and financing of certain projects in connection with the Developer's development of property within the Zone and the reimbursement of the Developer as provided herein; now, therefore,

## **AGREEMENT**

For and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, the Zone, the Authority and the Developer contract and agree as follows:

### **ARTICLE 1 GENERAL TERMS**

1.01 Definitions. The terms "Agreement," "Authority," "Developer," "Zone," "Tri-Party Agreement" and "Zone Board" have the meanings set forth in the preamble hereof, and the following capitalized terms shall have the meanings provided below, unless otherwise defined or the context clearly requires otherwise. For

purposes of this Agreement the words "shall" and "will" are mandatory and the word "may" is permissive.

*Act* shall mean the Increment Financing Act, Chapter 311, Texas Tax Code, as the same may be amended.

*Authority Bonds* shall mean any bond, note or other obligation issued or incurred in one or more series pursuant to Article 5 hereof, secured by Tax Increment or funds deposited in the TIRZ Revenue Fund, including refunding bonds.

*County* shall mean Fort Bend County, Texas.

*Developer Advances* shall mean any funds advanced by Developer pursuant to Section 5.01, and shall include any interest accrued and payable thereon.

*Net Tax Increment* shall mean the annual collections of the Tax Increment, less any amounts reasonably required or anticipated to be required for the administration and operation of the Zone, including a reasonable operating reserve.

*Parties* or *Party* shall mean the Authority, the Zone and the Developer as parties to this Agreement.

*Project* shall mean the development within the Zone described in Exhibits B and C attached hereto.

*Project and Financing Plan* shall mean the Second Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Missouri City, as approved by City Council, and attached hereto as Exhibit A.

*Tax Increment* shall mean funds deposited in the TIRZ Revenue Fund by the City pursuant to the Tri-Party Agreement, composed of funds received pursuant to that certain Interlocal Agreement or similar agreement between the City, the County and the Zone.

*TIRZ Revenue Fund* shall mean the special fund established by the Authority and funded with Tax Increment payments made by the City pursuant to the Tri-Party Agreement (which payments are attributable to incremental ad valorem real property taxes paid on properties in the Zone).

*Taxing Unit* shall mean individually and collectively the City and the County.

*Zone Board* shall mean the Board of Directors of the Zone.

1.02 Singular and plural; gender. Words used herein in the singular shall also include the plural of such words, where the context so permits, and vice versa. The definitions of words in the singular shall also apply to the plural of such words where the context so permits and vice versa. Any gender reference shall include the opposite gender and the neutral.

## **ARTICLE 2 REPRESENTATIONS**

2.01 Representations of Authority. The Authority hereby represents as follows:

(A) It is duly authorized, created and existing in good standing under the laws of the State of Texas and is duly qualified and authorized to carry on the governmental functions and operations as contemplated by this Agreement.

(B) It has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) have

been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Authority under any agreement or instrument to which the Authority is a party or by which the Authority or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Authority and constitutes a legal, valid and binding obligation of the Authority, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Authority do not require the consent or approval of any person which has not been obtained.

2.02 Representations of the Developer. The Developer hereby represents as follows:

(A) The Developer is duly authorized, created and existing under the laws of the State of Texas, is qualified to do business in the State of Texas and is duly qualified to do business wherever necessary to carry on the operations contemplated by this Agreement.

(B) The Developer has the power, authority and legal right to enter into and perform its obligations as set forth in this Agreement and the execution, delivery and performance hereof (i) have been duly authorized, (ii) will not, to the best of its knowledge, violate any judgment, order, law or regulation applicable to the Developer or any provision of any of Developer's agreements or governing documents and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Developer under any agreement or

instrument to which the Developer is a party or by which the Developer or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Developer and constitutes a legal, valid and binding obligation of the Developer, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Developer do not require the consent or approval of any person which has not been obtained.

2.03. Representations of the Zone. The Zone hereby represents as follows:

(A) The Zone is duly authorized, created and existing under the laws of the State of Texas and is duly qualified and authorized to carry out the governmental functions and operations as contemplated by this Agreement.

(B) The Zone has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) have been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Zone under any agreement or instrument to which the Zone is a party or by which the Zone or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Zone and constitutes a legal, valid and binding obligation of the Zone, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Zone do not require the consent or approval of any person which has not been obtained.

### **ARTICLE 3 THE PROJECT**

3.01 The Project. The Project will enhance the proposed implementation of development within the Zone and is authorized in the Project and Financing Plan.

3.02 Project description. The Project, as generally described in the Project and Financing Plan and as more fully and particularly described in Exhibits B and C, consist of acquisition, development, construction, demolition, alteration, remodeling, and repair of the public infrastructure and improvements within the portion of the Zone comprising the Project. The Project shall include all engineering, legal and other consultant fees and expenses related to such Project.

3.03 Additional Projects. This Agreement does not apply to any projects not specifically defined herein unless this Agreement is amended to provide for the design and construction of such additional projects.

### **ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE DEVELOPER**

4.01 Construction manager. The Developer agrees to construct the Project and to provide and furnish, or cause to be provided and furnished, all materials and services as and when required in connection with the construction of the Project. The Developer will obtain all necessary permits and approvals from the City and all other governmental officials and agencies having jurisdiction, provide supervision of all phases of construction of the Project, provide regular reports of such construction to the Authority and the Zone, provide additional reports upon

request, and cause the construction to be performed in accordance with the Project and Financing Plan.

4.02 Design of the Project. The Developer shall prepare or cause to be prepared the plans and specifications for the Project and make appropriate recommendations to the Zone. Prior to the commencement of construction or implementation of the Project, the plans and specifications must be approved by the Authority. If there are any material changes to the plans and specifications, the Developer shall submit such changes to the Authority for approval. The Project shall be designed in accordance with City standards applicable to similar public improvements within the City.

4.03 Construction contracts. The Developer shall promulgate form contract and bid documents that are acceptable to the Developer, the Authority, and the Zone for use in connection with TIRZ Improvement projects. The Developer shall prepare the Project construction contract documents to ensure that the contract documents are in accordance with the approved plans and specifications and the agreed-upon forms. The Developer shall advertise; receive, open, award and manage all contracts for the Project in compliance with all laws and regulations regarding the bidding and construction of public improvements applicable to similar facilities constructed by the City, including without limitation any applicable requirement relating to payment bonds, performance bonds and maintenance bonds.

4.04 Construction and implementation of the Project. The Developer shall be responsible for the inspection and supervision of the construction and implementation of the Project.

(A) The Developer shall commence construction and diligently pursue completion of the Project in a timely fashion to coincide with the development of the Project as set forth in Exhibits B and C.

(B) Upon completion of a contract for the construction of the Project, the Developer shall provide the Authority with a final summary of all costs associated with such contract and show that all amounts owing to contractors and subcontractors have been paid in full, evidenced by customary affidavits executed by such contractors. Following completion of a construction contract, the Developer will call for inspection of the applicable Project by the City and upon approval thereof as being in compliance with City standards and other applicable standards relating thereto.

4.05 Conveyance of easements. If necessary, the Developer shall grant the City all required temporary construction and access easements necessary to install and maintain the Project.

4.06 Employment of undocumented workers. Developer certifies that Developer, or a branch, division, or department of Developer, does not and will not knowingly employ an undocumented worker in relation to the Project. Developer agrees that if, after receiving a public subsidy, Developer, or a branch, division, or department of Developer, is convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the amount of the reimbursement paid under section 5.02 with interest, at the rate set forth in section 5.01(B) not later than the 120th day after the date the Zone or the Authority notifies Developer of the violation.

The Zone or the Authority may bring a civil action to recover any amounts owed to the Zone or the Authority under this chapter. The Zone or the Authority, as applicable, shall recover court costs and reasonable attorneys fees incurred in an action brought under this section. Developer is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of Developer, or by a person with whom Developer contracts.

**ARTICLE 5**  
**PROJECT FINANCING AND FUNDING**

5.01 The Developer Advances.

(A) In connection with the construction of the Project, the Developer agrees to provide sufficient funds as such become due for all costs thereof, constituting "project costs" as defined in the Act, including costs of design, engineering, materials, labor, construction and inspection fees arising in connection with the Project; all payments arising under any contract entered into pursuant to this Agreement; all costs incurred in connection with obtaining governmental approvals, certificates or permits required as a part of any contract entered into in accordance with this Agreement; and all related legal fees and out-of-pocket expenses incurred on behalf of the Developer in connection therewith.

(B) Interest on each Developer Advance shall accrue at a rate equal to the prime commercial lending rate of Chase Manhattan Bank, National Association, or any successor to its commercial banking activities, plus one-half of one percent per annum, for a period not to exceed two years but not later than one year after completion of construction, whether such costs, fees, or expenses are paid or incurred before or after the effective date of this Agreement. Interest shall be calculated on the basis of a year of 360 days and the actual days elapsed (including the first day but excluding the last day) occurring in the period for which such interest is payable, unless such calculation would result in an usurious rate, in which case interest shall be calculated on the per annum basis of a year of 365 or 366 days, as applicable, and the actual days elapsed (including the first day but excluding the last day).

5.02 Repayment of Developer Advances.

(A) In consideration of the development and construction of the Project, the Authority shall begin repaying the Developer Advances and shall continue such repayment until repaid in full, on the earliest date that funds are available from any of the following sources, and solely from the Net Tax Increment, subject to the limitations set forth in subsection (B).

(B) The Zone shall reimburse the Developer for Developer Advances, plus accrued interest, from Tax Increment accumulated in the TIRZ Revenue Fund and available in accordance with the priorities described in Section 5.03, below.

(C) At such time as Developer notifies the Authority that the Project is completed, the Authority shall hire a certified public accountant to calculate the amount due the Developer and prepare and submit a report (the "Agreed Upon Procedures") to the Authority certifying the amount due the Developer for the Developer Advances being repaid with interest calculated thereon. Such report shall be approved by the Authority at the earliest practicable time, but not later than 90 days after submission by the Developer of the records required therefor.

(D) The Authority shall provide to the Developer, upon the written request of the Developer, and on the earliest date such information is available after the date of such request, certified copies of all statements of revenue and the sources of such revenue of the Zone and Authority, the intended use of which is to verify the availability of funds for repayment of the Developer Advances, if applicable, under this section.

5.03 Priorities. Amounts deposited in the TIRZ Revenue Fund shall be applied in the following order of priority (i) amounts pledged or required for the payment of outstanding Authority Bonds, including Authority Bonds in the process of issuance and refunding Authority Bonds; (ii) administrative costs of the Zone or the Authority; and (iii) payments to other developers pursuant to agreements between such developers, the Zone, and the Authority entered into before the effective date of this Agreement (iv) payments to the Developer pursuant to Section 5.02, above.

## **ARTICLE 6**

### **DEFAULT**

6.01 Default.

(A) If the Zone or the Authority does not perform its obligations hereunder in substantial compliance with this Agreement, in addition to the other rights given the Developer in this Agreement, the Developer may seek specific performance of this Agreement only.

(B) If the Developer fails to commence or complete the Project or the Project in accordance with the terms of this Agreement, including the failure to fund Developer Advances, the Zone and/or the Authority may terminate this Agreement and shall be relieved of any obligation to reimburse the Developer.

(C) The Party alleging default shall provide written notice to the other Party of such default, and the defaulting Party shall have sixty (60) days to remedy the default prior to the declaration of any default hereunder.

**ARTICLE 7**  
**GENERAL**

7.01 Inspections, audits. The Developer shall keep such operating records with respect to the Project and other activities contemplated by this Agreement and all costs associated therewith as may be required by the Authority, the Zone or by State or federal law or regulation. The Developer shall allow the Authority access to, and the Authority shall have a right at all reasonable times to audit, all documents and records in the Developer's possession, custody or control relating to the Project that the Authority deems necessary to assist the Authority in determining the Developer's compliance with this Agreement.

7.02 Developer operations and employees. All personnel supplied or used by the Developer in performance of this Agreement shall be deemed contractors or subcontractors of the Developer and will not be considered employees, agents, contractors or subcontractors of the Zone, the Authority, or the City for any purpose whatsoever. The Developer shall be solely responsible for the compensation of all such contractors and subcontractors.

7.03 Personal liability of public officials, legal relations. To the extent permitted by State law, no director, officer, employee or agent of the Zone or the Authority shall be personally responsible for any liability arising under or growing out of this Agreement.

7.04 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, sent by electronic transmission confirmed by mailing written confirmation at substantially the same time as such electronic transmission or personally delivered to an officer of the receiving party at the following addresses:

Missouri City Development Authority  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: President

Reinvestment Zone Number One, City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: TIRZ Manager

City of Missouri City, Texas  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: Mayor Yolanda Ford

Each Party may change its address by written notice in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given when so mailed, any notice so sent by electronic transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received for or by the Authority, the Zone or the Developer, as the case may be.

7.05 Amendments and waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Zone, the Authority and the Developer. No course of dealing on the part of the Parties, nor any failure or delay by one or more of the Parties, with respect to exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, except as otherwise provided in this section.

7.06 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

7.07 Successors and assigns. All covenants and agreements contained in this Agreement by or on behalf of a Party shall bind its successors and assigns and shall inure to the benefit of the other Parties, their successors and assigns. The Parties may assign their rights and obligations under this Agreement or any

interest herein only with the prior written consent of the other Parties and any assignment without such prior written consent, including an assignment by operation of law, is void and of no effect. This section shall not be construed to prevent the Developer from selling all or a portion of the property within the Zone in the normal course of business; provided that any such purchaser or assignee must specifically assume all of the obligations of the Developer hereunder. If such assignment of the obligations by the Developer hereunder is effective, the Developer shall be deemed released from such obligations. If any assignment of the obligations by the Developer hereunder is deemed ineffective or invalid, the Developer shall remain liable hereunder.

7.08 Exhibits; titles of article, sections and subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the Agreement between the Parties hereto. Any reference herein to a section of subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

7.09 Construction. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, except conflict of laws provisions, as such laws are now in effect. Venue for any action or suit related to this Agreement shall be in Fort Bend County, Texas.

7.10 Entire Agreement. This written Agreement represents the final agreement among the Parties and may not be contradicted by evidence of prior,

contemporaneous or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

7.11 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the earlier of 1) the date that the Developer Advances have been repaid in full; 2) January 1<sup>st</sup> of the year following the expiration of the Zone; or 3) as otherwise terminated as provided for in this Agreement.

7.12 Time of the essence. Time is of the essence with respect to the obligations of the Parties to this Agreement.

7.13 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably conditioned, withheld or delayed.

7.14 Counterparts. This Agreement may be executed in multiple counterparts, each of which when so executed and delivered shall be deemed an original but such counterparts together shall constitute but one and the same instrument.

7.15 Further assurances. Each Party hereby agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.

7.16 Effect of the Tri-Party Agreement. The obligations of the Parties hereunder are specifically conditioned upon the approval, execution and effectiveness of the Tri-Party Agreement.

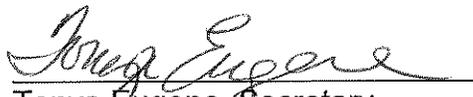
[EXEUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed in multiple originals, effective the date first set forth above.

**REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY**

  
\_\_\_\_\_  
Eunice Reiter, Chairperson

Attest:

  
\_\_\_\_\_  
Tonya Eugene, Secretary

**MISSOURI CITY DEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Yolanda Ford, President

Attest:

\_\_\_\_\_  
Floyd Emery, Secretary

**CITY OF MISSOURI CITY, TEXAS**

\_\_\_\_\_  
Yolanda Ford, Mayor

Attest:

\_\_\_\_\_  
Maria Jackson, City Secretary

**EXHIBIT A**  
**The TIRZ One Zone**  
**SECOND AMENDED PROJECT PLAN AND REFINANCING PLAN**

ORDINANCE NO. O-10-17

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

**WHEREAS**, the Board of Directors of the Zone adopted and recommended and the City approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. O-99-48, adopted on August 16, 1999; and

**WHEREAS**, the City enlarged the Zone by Resolution No. R-00-34, adopted on December 18, 2000; and

**WHEREAS**, by Ordinance No. O-01-06, adopted on February 5, 2001, the City Council approved the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Amended Plan") that reflected the enlargement of the Zone; and

**WHEREAS**, the Board of Directors of the Zone considered and adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Second Amended Plan") that reflects the enlargement of the Zone, and recommended the Second Amended Plan for approval by City Council; and

**WHEREAS**, the City enlarged the Zone, pursuant to Sec. 311.007, Texas Tax Code, a second time by Resolution No. R-10-07, adopted on April 19, 2010;

**WHEREAS**, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on April 19, 2010, on the Second Amended Plan, at which property owners and other interested persons were allowed to speak; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the Second Amended Plan;

**WHEREAS**, Chapter 311 of the Texas Tax Code authorizes the enlargement of the Zone and amendments to the Plan; and

**WHEREAS**, the City now desired to amend the Plan by the adoption of the Second Amended Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

**Section 1.** The findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** The Plan is hereby amended to reflect the Second Amended Plan shown as Exhibit A attached hereto. The Second Amended Plan is determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amended Plan.

**Section 3.** The City Secretary is directed to provide copies of the Second Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** All ordinances and resolutions or parts of ordinances and resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

**Section 5.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was

discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

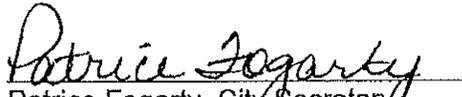
PASSED and APPROVED on first reading this 19th day of April, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 3rd day of May, 2010.



Allen Owen, Mayor

ATTEST:

  
Patrice Fogarty, City Secretary

APPROVED AS TO FORM:

  
Caroline Kelley, City Attorney

**REINVESTMENT ZONE NUMBER ONE,  
CITY OF MISSOURI CITY**

**SECOND AMENDED  
PROJECT PLAN AND  
FINANCING PLAN**

February 22, 2010

## TABLE OF CONTENTS

### 1. Overview

Reinvestment Zone No. 1, City of Missouri City ..... 3

### 2. Project Plan

Existing Conditions and Proposed Improvements and Uses (311.011(b)(1))..... 5  
Municipal Ordinances (311.011(b)(2))..... 9  
Estimated Non-Project Costs (311.011(b)(3))..... 9  
Method of Relocation (311.011(b)(4))..... 9

### 3. Reinvestment Zone Financing Plan

Estimated Project Costs (311.011(c)(1)) ..... 10  
Kind, Number and Location of Proposed Improvements (311.011(c)(2)) ..... 11  
Economic Feasibility Study (311.011(c)(3)) ..... 11  
Estimate of Bonded Indebtedness (311.011(c)(4))..... 12  
Estimate of Time When Monetary Obligations are Incurred (311.011(c)(5)) ..... 12  
Method of Financing, Sources of Revenue, Percent Participation (311.011(c)(6)).... 12  
Current Appraised Value of Taxable Real Property (311.011(c)(7)) ..... 13  
Estimated Future Captured Appraised Value of Real Property (311.011(c)(8)) ..... 13  
Duration of Zone (311.011(c)(9))..... 14

### 4. Appendix

Boundary Description

## 1. OVERVIEW

The City of Missouri City created Reinvestment Zone Number One, City of Missouri City, (the "Zone") on August 2, 1999. The Project Plan and Reinvestment Zone Financing Plan (the "Plan") was adopted on August 16, 1999. The First Amended Project Plan and Reinvestment Zone Financing Plan (the "First Amended Plan") was adopted on February 5, 2001. This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan".)

This Second Amended Plan supports the original purpose of the Zone which was to provide for the design and construction of water, wastewater, and drainage facilities; for transportation and access improvements and other specific project costs in order to facilitate the development of new residential and commercial properties; and the redevelopment of public facilities and commercial properties where infrastructure was absent and where residential and commercial development and redevelopment would not occur "but for" the creation of such a Zone.

This Second Amended Plan will facilitate the expansion of the Zone boundaries to include an additional 277.1 acres and to include approximately \$21 million in new Eligible Project Costs in the expanded area of the Zone.

Map 1 on the following page depicts the original boundaries of the Zone, the area included as an expansion of the Zone in the First Amended Plan and the area included as an expansion in this Second Amended Plan.

MAP 1



## **2. SECOND AMENDED PROJECT PLAN**

### **Existing Conditions and Proposed Improvements and Uses [311.011(b)(1)]**

The expansion area of the Second Amended Plan is located south of the northern city limit line, between Murphy Road on the west and along Texas Parkway on the east, and north of and along Cartwright Road.

Map 2 shows the existing land uses within the expansion area for the Second Amended Plan, a mixture of civic, open space, commercial and low and high density residential.

Map 3 shows the planned location of proposed improvements in the expansion area which include new and rehabilitated sidewalks, drainage, landscape and new trails.

Map 4 shows areas within the expansion area targeted for development as facilitated by the proposed improvements. This new development will be comprised of new commercial and residential uses on several large vacant tracts within the expansion area. These areas targeted for new development are as proposed in the Texas Parkway / Cartwright Redevelopment Plan, by George E. Johnson and Civic-Design Associates.

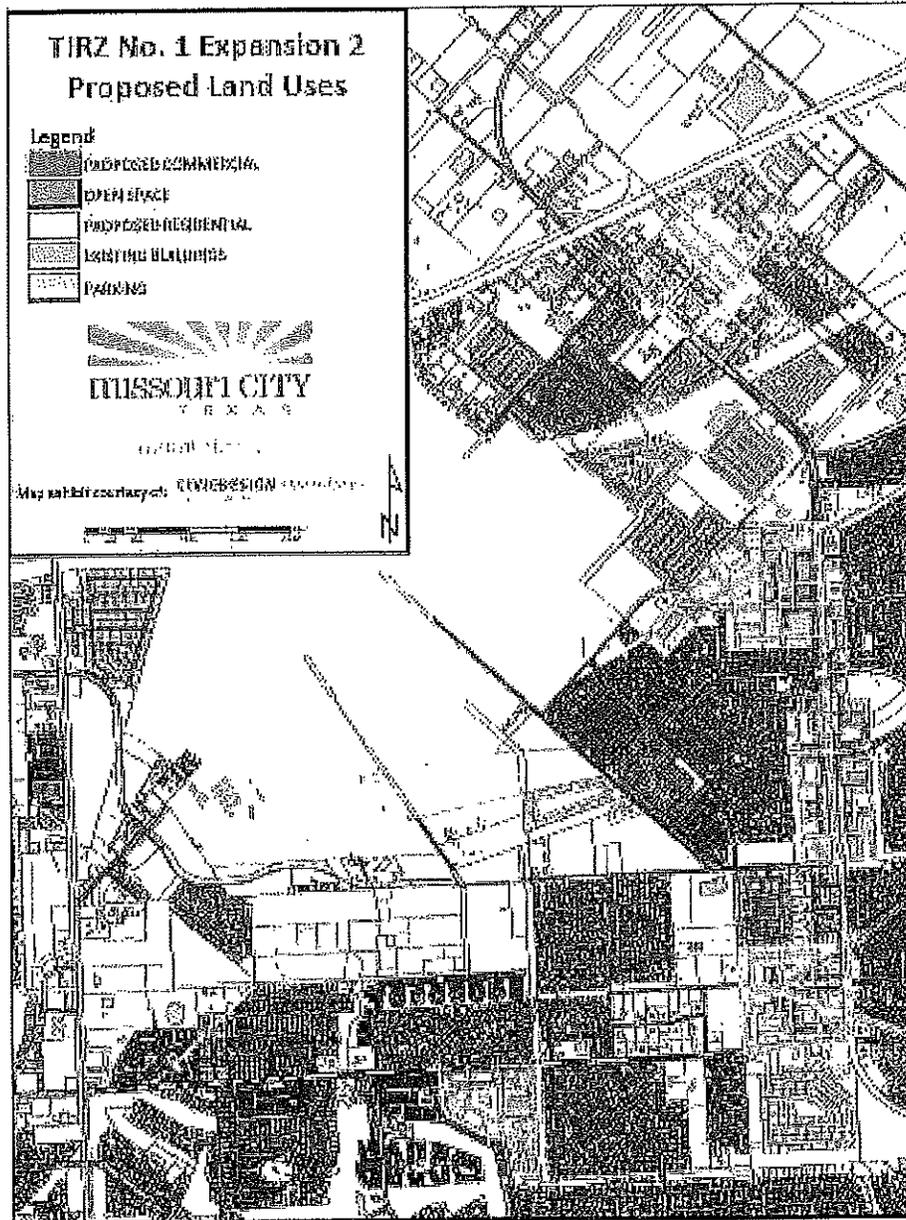
### MAP 2



MAP 3



MAP 4



**Municipal Ordinances [311.011(b)(2)]**

All construction will be done in conformance with the most current existing building code regulations of the City. There are no proposed changes to any city ordinance, master plan or building codes.

**Estimated Non-Project Costs [311.011(b)(3)]**

Zone non-project costs include those development costs or investments that will result from the proposed improvements and for which no tax increment reimbursement is expected. It is estimated that non-project investments in the expansion are may range from \$700 to \$765 million.

**Method of Relocation [311.011(b)(4)]**

Relocation is not currently contemplated; however, should redevelopment require relocation it may be considered an Eligible Project Cost.

### 3. SECOND AMENDED REINVESTMENT ZONE FINANCING PLAN

#### Estimated Project Costs [311.011(c)(1)]

Estimates of Projects Costs are listed in the table below.

| Project Items  | Estimated Cost       |
|--|----------------------|
| <b>Public Infrastructure to Support Business Development</b>                 |                      |
| Water, Wastewater and Drainage   | \$ 683,000           |
| Paving and Sidewalks   | 701,000              |
| Street Lighting  | 28,000               |
| Landscape/Streetscape  | 80,000               |
| Related Improvements   | 324,000              |
| Engineering Design & Contingencies   | 548,000              |
| <b>Subtotal</b>  | <b>\$ 2,364,000</b>  |
| <b>Public Infrastructure to Support Residential Development</b>              |                      |
| Water, Wastewater and Drainage   | \$ 4,700,000         |
| <b>Subtotal</b>  | <b>\$ 4,700,000</b>  |
| <b>Fifth Street (FM 1092 to City Limits)</b>                                 |                      |
| Water, Wastewater and Drainage   | \$ 272,000           |
| Paving and Sidewalks   | 325,000              |
| Related Improvements   | 78,000               |
| Engineering Design & Contingencies   | 169,000              |
| <b>Subtotal</b>  | <b>\$ 844,000</b>    |
| <b>Independence Boulevard</b>  |                      |
| Phase I  | \$ 3,539,000         |
| Phase II   | 4,156,000            |
| <b>Subtotal</b>  | <b>\$ 7,543,000</b>  |
| <b>Hike and Bike Trail</b>   |                      |
| <b>Subtotal</b>  | <b>\$ 851,000</b>    |
| <b>Independence Park</b>   |                      |
| Phase I  | \$ 388,000           |
| Phase II   | 2,217,000            |
| Phase III  | 2,409,000            |
| Phase IV   | 1,574,000            |
| <b>Subtotal</b>  | <b>\$ 6,588,000</b>  |
| <b>Texas Parkway/Cartwright Road Redevelopment<br/>(Second Amended Plan)</b> |                      |
| Streetscape Texas Parkway & Cartwright Road                                  | \$ 2,500,000         |
| Texas Parkway sidewalks  | \$ 1,500,000         |
| Texas Parkway median and intersection improvements                           | \$ 3,000,000         |
| Public infrastructure and improvements for public facilities                 | \$ 5,000,000         |
| Grants and assistance to support business development                        | \$ 9,000,000         |
| <b>Subtotal</b>  | <b>\$ 21,000,000</b> |
| <b>Other Project Costs</b>   |                      |
| Financing Costs  | \$ 27,290,000        |

|  |                      |
|--|----------------------|
| Creation and Administration Costs for the life of the Zone | 162,000              |
| <b>Subtotal</b>  | <b>\$ 27,452,000</b> |
| <b>Total</b>   | <b>\$ 71,342,000</b> |

**Kind, Number and Location of Proposed Improvements [311.011(c)(2)]**

- Business Park Road (FM 1092 600' north of Lexington/Independence) to run east and west. Includes esplanade, road paving, street lights and landscaping.
- Business Park Road (North from new Independence Blvd. 500' east of intersection of FM 1092). Includes esplanade, road paving, street lights and landscaping.
- Independence 100' ROW from FM 1092 to Fifth Street.
- Fifth Street (FM 1092 to City Limits). Includes utilities, paving, sidewalks, landscaping and engineering.
- Silvestri collector road south. Includes esplanade entrance, street paving, landscaping and one-acre parkland.
- Water, wastewater and drainage facilities to support residential development within the Zone.
- Independence Blvd. from Silvestri to Staffordshire. Includes 100' ROW, landscaping and streetlights.
- Collector through residential area next to Staffordshire north of Court Street. Includes esplanade entrance, street paving, landscaping, 1.5-acre parkland and work on siphon at canal.
- Collector for commercial area northwest of Staffordshire and Court intersection. Includes esplanade entrance, street paving, landscaping and streetlights.
- 14,000 linear feet hike and bike trail from Staffordshire to southeast corner of Independence Park, west to FM 1092.
- Implementation of Independence Park Master Plan.
- Texas Parkway/Cartwright Road Redevelopment. Streetscape for Texas Parkway and Cartwright Road; Texas Parkway sidewalks; Texas Parkway medians and intersection improvements; Public infrastructure and improvements for public facilities; and demolition assistance, façade and access improvements to support business development.
- Financing and relocation costs.
- Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone ("Economic Development Programs"). The authorized Economic Development Programs include making grants and loans from the tax increment fund for public infrastructure improvements, parking facilities, façade improvements, demolition assistance, access improvements, financing and relocation costs and the establishment or promotion of public or private facilities that demonstrate public benefit and enhance the economic development of the Zone through increased business and commerce. Pursuant to Section 311.010(h), Texas Tax Code, the Zone Board of Directors will develop and submit for approval its Economic Development Programs.

### **Economic Feasibility Study [311.011(c)(3)]**

The firms of George E. Johnson Development and Civic-Design Associates were authorized to produce the Texas Parkway / Cartwright Road Corridors Redevelopment Plan (the "Study".) The Study identified a number of constraints inhibiting the redevelopment of the two corridors including fragmented ownership, a perceived lack of positive area image, and relatively low land values. The Study also identified a number of opportunities including several large vacant tracts, the emergence of US Highway 90A as a growing employment center, and a strong interest in the area by the community at large. The Study's a number of issues that needed to be addressed for revitalization goals to be met. Among those issues are: aging structures and infrastructure, lack of visual appeal, low expectations of property owners, and fragmented ownership. The Study concluded that inclusion of the area in the Zone would provide public/private partnership opportunities critical to any revitalization effort's success.

### **Estimate of Bonded Indebtedness [311.011(c)(4)]**

The estimated bonded indebtedness to be incurred is an amount sufficient to yield proceeds to reimburse or pay for the TIRZ project costs currently estimated at \$71,342,000.

### **Time When Monetary Obligations are Incurred [311.011(c)(5)]**

Monetary obligations will be incurred as the stream of tax increment revenues allow. Developer partners will be reimbursed only after completion, inspection and acceptance by the City of the eligible public improvements or as detailed in the agreements to be executed between the TIRZ, the Missouri City Development Authority (the "Authority") and the City.

### **Method of Financing, Sources of Revenue and Percent Participation [311.011(c)(6)]**

#### **- Method of Financing**

In accordance with Section 311.015, Texas Tax Code, [Tax Increment Financing Act (the "Act")], the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. The Authority is authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project-related costs outlined in this Plan. When appropriate, developers will advance project-related costs and be reimbursed through the issuance of tax increment bonds or from increment revenues of the Zone.

It is anticipated that developers and the City will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements

and other documentation between the developers, the Authority and the Zone. It is anticipated that the City and County will advance funds for public facility improvements and will be reimbursed through separate agreements between the City, the Authority and the Zone and/or between the County, the Authority and the Zone.

No bonds will be issued until adequate tax increment has been created in the Zone to support bond debt service. Tax increment revenues will be applied to pay or reimburse all debt service on the Zone's bonds. This approach protects the City and other taxing jurisdictions from development financing risks.

**- Sources of Revenue**

It is estimated that development projects identified in this Second Amended Plan will result in approximately \$765 million in new property value. The sources of revenue will be the tax increments from the participants in the Zone, the City and Fort Bend County. Exhibit A, on page 15, shows the projected increase in value per year and sources of revenue expected to be derived from that value by jurisdiction.

**- Percent of Participation**

| <b>Taxing Unit</b> | <b>2009 Tax Rate</b>      | <b>% of Participation</b> |
|--------------------|---------------------------|---------------------------|
| Missouri City      | \$0.52840/\$100 valuation | 100%                      |
| Fort Bend County   | \$0.47900/\$100 valuation | 100%                      |

**Current Appraised Value of Taxable Real Property [311.011(c)(7)]**

The current appraised value of taxable real property in the area of expansion in the Second Amended Plan is \$59,657,173, based on 2009 certified values of the Ft. Bend County Appraisal District. Tax year 2010 will be the base year value for the expansion area.

**Estimated Future Captured Appraised Value of Real Property [311.011(c)(8)]**

See Exhibit A, page 15.

**Duration of Zone [311.011(c)(9)]**

The Zone took effect upon creation by City Council on August 2, 1999 and termination of the operation of the Zone shall occur on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

Exhibit A

City of Missouri City  
TIRZ 1  
2nd Amendmended Project Plan

Value and Revenue Projections  
Proposed Annexation Area

| Tax Year | Ad Valorem Value |              |             | Missouri City Revenue |            | Fort Bend County Revenue |            | Total Revenue |            |
|----------|------------------|--------------|-------------|-----------------------|------------|--------------------------|------------|---------------|------------|
|          | Base Value (1)   | Annual (New) | Cumulative  | Annual (2)            | Cumulative | Annual (3)               | Cumulative | Annual        | Cumulative |
| 1 2010   | 59,657,173       | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 2 2011   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 3 2012   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 4 2013   |                  | -            | -           | -                     | -          | -                        | -          | -             | -          |
| 5 2014   |                  | 2,480,000    | 2,480,000   | 12,449                | 12,449     | 11,285                   | 11,285     | 23,734        | 23,734     |
| 6 2015   |                  | 14,927,500   | 17,407,500  | 74,933                | 87,382     | 67,928                   | 79,213     | 142,861       | 166,595    |
| 7 2016   |                  | 14,927,500   | 32,335,000  | 74,933                | 162,315    | 67,928                   | 147,140    | 142,861       | 309,456    |
| 8 2017   |                  | 6,758,667    | 39,093,667  | 33,927                | 196,242    | 30,755                   | 177,896    | 64,682        | 374,138    |
| 9 2018   |                  | 23,386,167   | 62,479,833  | 117,394               | 313,636    | 106,419                  | 284,314    | 223,813       | 597,951    |
| 10 2019  |                  | 48,901,167   | 111,381,000 | 245,474               | 559,110    | 222,525                  | 506,839    | 467,999       | 1,065,950  |
| 11 2020  |                  | 101,200,875  | 212,581,875 | 508,008               | 1,067,118  | 460,515                  | 967,354    | 968,523       | 2,034,472  |
| 12 2021  |                  | 61,486,875   | 274,068,750 | 308,652               | 1,375,770  | 279,796                  | 1,247,150  | 588,448       | 2,622,920  |
| 13 2022  |                  | 109,375,000  | 383,443,750 | 549,041               | 1,924,811  | 497,711                  | 1,744,861  | 1,046,752     | 3,669,672  |
| 14 2023  |                  | 109,375,000  | 492,818,750 | 549,041               | 2,473,852  | 497,711                  | 2,242,572  | 1,046,752     | 4,716,423  |
| 15 2024  |                  | 51,375,000   | 544,193,750 | 257,892               | 2,731,744  | 233,782                  | 2,476,354  | 491,674       | 5,208,097  |
| 16 2025  |                  | 51,375,000   | 595,568,750 | 257,892               | 2,989,636  | 233,782                  | 2,710,136  | 491,674       | 5,699,772  |
| 17 2026  |                  | 54,171,875   | 649,740,625 | 271,932               | 3,261,568  | 246,509                  | 2,956,645  | 518,441       | 6,218,213  |
| 18 2027  |                  | 85,210,625   | 734,951,250 | 427,740               | 3,689,308  | 387,751                  | 3,344,396  | 815,491       | 7,033,704  |
| 19 2028  |                  | 31,038,750   | 765,990,000 | 155,808               | 3,845,117  | 141,242                  | 3,485,637  | 297,050       | 7,330,754  |
| 20 2029  |                  | -            | 765,990,000 | -                     | 3,845,117  | -                        | 3,485,637  | -             | 7,330,754  |
|          |                  | 765,990,000  |             |                       | 28,535,176 |                          | 25,867,429 |               | 54,402,605 |

Notes:

- 1 Base Value based on Fort Bend Central Appraisal District January 1, 2009 Certified Values as supplied by City of Missouri City.
- 2 New Annual Revenue projection based on City of Missouri City 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate. Value projections based on redevelopment plan prepared by Civic Design Associates and George E. Johnson Development.
- 3 New Annual Revenue projection based on Fort Bend County 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate.

**APPENDIX**  
**BOUNDARY DESCRIPTION**

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

**Beginning at a point** which is the northwest corner of a 2.35 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36809 and FBCAD parcel account number 0064-00-000-3105-907 according to the FBCAD Tax Year 2000 Roll, said point being in the east right-of-way boundary of F.M. 1092 and the north boundary of the City of Missouri City city limits;

THENCE, in an easterly direction along said City of Missouri City city limit line, for a distance of approximately 1,696.94 feet to a point for corner, said point being the northeast corner of the City of Missouri City corporate limits, also being the northeast corner of a 90.4863 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36807 and FBCAD parcel account number 0064-00-000-3100-907;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, for a distance of approximately 2,650 feet to a point for corner, said point being the northwest corner of a 2.961 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36848 and FBCAD parcel account number 0064-00-000-3600-907;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 932.12 feet to a point for corner, said point being the northeast corner of a 2.0 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification numbers R36854 and R36855 and FBCAD parcel account numbers 0064-00-000-3698-907 and 0064-00-000-3699-907;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 200 feet to a point for corner, said point being the northwest corner of the Bowen Street right-of-way;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 325 feet to a point for corner, said point being the northeast corner of the Bowen Street right-of-way, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, said city limit line also being the northern right-of-way boundary of Fifth Street, for a distance of approximately 780 feet to a point for corner, said point being at or near the southwest corner a 1.953 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36872 and FBCAD parcel account number 0064-00-000-3860-907, said point being where the City of Missouri City city limit line turns in a southeasterly direction across Fifth Street;

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

THENCE, in a southeasterly direction along said City of Missouri City city limit line, crossing the Fifth Street right-of-way, for a distance of approximately 70 feet to a point, said point being the northwest corner a 0.421 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R203458 and FBCAD parcel account number 0064-00-000-2804-907 said point also being in the southern right-of-way boundary of Fifth Street;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 579.77 feet to a point for corner, said point being the northwest corner a 14.634 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36693 and FBCAD parcel account number 0064-00-000-2000-907;

THENCE, in an easterly direction along said City of Missouri City city limit line, crossing the Packer Road and Moore Road rights-of-way, for a distance of approximately 3,670 feet to a point for corner, said point being in the western boundary line of a 12.667 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36475 and FBCAD parcel account number 0064-00-000-0555-907, said point also being in the eastern right-of-way boundary of Moore Road;

THENCE, in a northwesterly direction along said City of Missouri City city limit line, said city limit line also being the eastern right-of-way boundary of Moore Road, for a distance of approximately 710 feet to a point for corner, said point being the northwest corner a 14.54 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36473 and FBCAD parcel account number 0064-00-000-0550-907;

THENCE, in an east, northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 1,658 feet to a point for corner, said point being the southwest corner a 1.520 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180779 and FBCAD parcel account number 0064-00-000-0602-907, said parcel number 0064-00-000-0602-907 being a portion of the American Canal right-of-way;

THENCE, in a northerly, then curving northwesterly, direction along said City of Missouri City city limit line, and along the western boundary of the American Canal right-of-way, for a distance of approximately 870 feet to a point for corner, said point being the northwest corner a 0.563 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180778 and FBCAD parcel account number 0064-00-000-0702-907, said parcel number 0064-00-000-0702-907 being a portion of the American Canal right-of-way;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, crossing the American Canal right-of-way, for a distance of approximately 100 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0702-907, said point also being in the eastern boundary of American Canal right-of-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

way, said point also being the southwest corner of a 1.51 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36482 and FBCAD parcel account number 0064-00-000-0820-907;

THENCE, in a northwesterly direction, along the City of Missouri City city limit line, and along the eastern boundary of the American Canal right-of-way, for a distance of approximately 117.39 feet to a point for corner, said point being the northwest corner of said parcel number 0064-00-000-0820-907

THENCE, in a northeasterly direction, along the City of Missouri City city limit line, and along the northern boundary of said parcel number 0064-00-000-0820-907, for a distance of approximately 550.00 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0820-907, said point also being in the western boundary line of the Staffordshire Road right-of-way;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 2,882 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 60 feet to a point, said point being the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,800 feet to a point for corner, said point being the northwest corner of the intersection of the northern right-of-way boundary of Independence Boulevard with the western right-of-way boundary of Texas Parkway (FM 2234);

THENCE, in a northerly direction along the western right-of-way boundary of Texas Parkway, for a distance of approximately 4,065 feet to a point for corner, said point being the northeast corner of a 17.964 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in an easterly direction along said mutual city boundary line, for a distance of approximately 70 feet to a point for corner, said point being within the Texas Parkway right-of-way;

THENCE, in a northerly, then northwesterly, direction along said mutual city boundary line and within the Texas Parkway right-of-way, for a distance of approximately 3,710 feet to a point for corner, said point being approximately 50 feet in a perpendicular direction from the southwest corner of the intersection of the western right-of-way of

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

Texas Parkway with the southern right-of-way of Adams Street (labeled on tax map # Z-71 as Heifer Lane);

THENCE, in a westerly direction along said mutual city boundary line and across the Texas Parkway right-of-way, for a distance of approximately 50 feet, to a point for corner, said point being said southwest corner of the intersection of the western right-of-way of Texas Parkway with the southern right-of-way of Adams Street, said point also being the southeast corner of a 1.415 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169127 and FBCAD parcel account number 0118-00-000-0013-907;

THENCE, in a northerly direction along the western boundary of the Texas Parkway right-of-way, for a distance of approximately 1,360 feet to a point for corner, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Fifth Street, for a distance of approximately 3,920 feet to a point for corner, said point being located in the northwest corner of Lot 1 of Block 9 of Woodland West Section 3 subdivision, said point also being located in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in a northwesterly direction following said mutual city limits across the Fifth Street right-of-way for a distance of approximately 40 feet to a point for corner said point being inside the Fifth Street right-of-way;

THENCE, in a southwesterly direction following said mutual city limits along and inside the Fifth Street right-of-way, for a distance of approximately 23 feet to a point for corner said point being inside the Fifth Street right-of-way, and in a perpendicular direction across the Fifth Street right-of-way from the southwest corner of a 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41406 and FBCAD parcel account number 0118-00-000-3500-907;

THENCE, in a northwesterly direction across the Fifth Street right-of-way, for a distance of approximately 30 feet to a point, said point being the southwest corner of a said parcel number 0118-00-000-3500-907, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a northwesterly direction along the western boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 1,295.83 feet to a point for corner, said point being the northwest corner of a said parcel number 0118-00-000-3500-907;

THENCE, in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 407.51 feet to a point, said point

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

being the northeast corner of a said parcel number 0118-00-000-3500-907, said point also being the northwest corner of a second 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41407 and FBCAD parcel account number 0118-00-000-3600-907;

THENCE, continuing in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3600-907, for a distance of approximately 407.51 feet to a point for corner, said point being the northeast corner of a said parcel number 0118-00-000-3600-907, said point also being the westernmost northwest corner of the boundary of the Martin Lane right-of-way;

THENCE, in a southeasterly direction along the western boundary of the Martin Lane right-of-way, for a distance of approximately 1,299.81 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Martin Lane with the northern right-of-way boundary of Fifth Street;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Fifth Street, for a distance of approximately 3,130 feet to a point, said point being the northwest corner of the intersection of the northern right-of-way boundary of Fifth Street with the western right-of-way boundary of Texas Parkway;

THENCE, in an easterly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 80 feet to a point for corner, said point being the northeast corner of the intersection of the northern right-of-way boundary of Fifth Street with the eastern right-of-way boundary of Texas Parkway;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, for a distance of approximately 8,790 feet to a point for corner, said point being the southeast corner of the intersection of the eastern right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a westerly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 120 feet to a point, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,840 feet to a point for corner, said point being the southeast corner of the intersection of the southern right-of-way boundary of Independence Boulevard with the eastern right-of-way boundary of Staffordshire Road;

THENCE, in a southwesterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the southwest corner of the

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

Independence Boulevard right-of-way boundary, said point being in the western right-of-way boundary of Staffordshire Road;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 860 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road;

THENCE, in a southerly direction crossing the Court Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Court Road from said northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road, said point being in the southern right-of-way boundary of Court Road;

THENCE, in a westerly direction along the said southern right-of-way boundary of Court Road, for a distance of approximately 2,740 feet to a point for corner, said point being the northwest corner Lot 1 of Block 13 of Meadowcreek Section 3, said point also lying in the eastern boundary of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said parcel number 0013-00-000-9006-907 being a portion of the American Canal right-of-way;

THENCE, in a southerly direction along the said eastern right-of-way boundary of the American Canal right-of-way, for a distance of approximately 1,330 feet to a point for corner, said point lying directly east of the southeast corner of a 24.824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31309 and FBCAD parcel account number 0013-00-000-3510-907;

THENCE, directly west crossing the American Canal right-of-way, for a distance of approximately 110 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-3510-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-3510-907, for a distance of approximately 937.90 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3510-907, said point also being the southeast corner of a 4.21 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31325 and FBCAD parcel account number 0013-00-000-3702-907, said parcel number 0013-00-000-3702-907 being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3702-907, for a distance of approximately 3,383.59 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3702-907, said point also being the southeast corner of a 1.900 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31332 and

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

FBCAD parcel account number 0013-00-000-3851-907, said parcel number 0013-00-000-3851-907 also being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3851-907, for a distance of approximately 1,278.08 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-3851-907, said point also lying in the eastern boundary line of a 3.943 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R207213 and FBCAD parcel account number 0013-00-000-4302-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 4 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-4302-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 427.42 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-4302-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 411.37 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4302-907, said point also being the northeast corner of a 9.39 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31340 and FBCAD parcel account number 0013-00-000-4300-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4300-907, for a distance of approximately 994.31 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4300-907, said point also being the southwest corner of a 18.614 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31341 and FBCAD parcel account number 0013-00-000-4400-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 455 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0013-00-000-4400-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 370.38 feet to a point, said point being in the northern boundary of said parcel number 0013-00-000-4400-907, said point also being the westernmost northwest corner of a 4.024 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R211001 and FBCAD parcel account number 0013-00-000-4453-907;

THENCE, in an easterly, then northerly, then easterly, then northerly, then easterly direction along the northern and western boundary boundary of said parcel number 0013-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

00-000-4453-907, for a distance of approximately 968.64 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4453-907, said point also being the southeast corner of a 1.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136432 and FBCAD parcel account number 0013-00-000-4499-907, said parcel number 0013-00-000-4499-907 containing a water tower owned by the Quail Valley Utility District;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 216.00 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4499-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 210.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4499-907, said point also being the northeast corner of a 1.966 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R213745 and FBCAD parcel account number 0013-00-000-4454-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4454-907, for a distance of approximately 418.86 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4454-907, said point also being the northeast corner of a 1.841 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31343 and FBCAD parcel account number 0013-00-000-4451-907;

THENCE, continuing in a westerly direction along the northern boundary of said parcel number 0013-00-000-4451-907, for a distance of approximately 400.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4451-907, said point also being the southwest corner of a 0.716 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36799 and FBCAD parcel account number 0064-00-000-2995-907, said point also being in the eastern right-of-way boundary of F.M. 1092 (Murphy Road);

THENCE, in a northerly direction along said eastern right-of-way boundary of F.M. 1092, for a distance of approximately 5,225 feet to the POINT OF BEGINNING, and containing a total of approximately 595.54 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 1  
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 385300-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of

Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-0000120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also

being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-0000020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-070013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-0000010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said

parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 586202-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and it's southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 001300-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 586401-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner, said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel

number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 572601-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 001300-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 001300-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 001300-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080 907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 572601-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 572601-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-0000001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-0040810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central

Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane,

said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-0000017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 001300-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595 and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-0000001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District

(FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, and continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-0000010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend

Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of-way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of

said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-0000010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-0000010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-0000020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD

parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-0000030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-0000598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 75 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3  
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-0000210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-0000500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 026400-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3

Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the POINT OF BEGINNING, and containing a total of approximately 83.81 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4  
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-0000010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 386001-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 386001-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-0490001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;**

**THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;**

**THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 505000-051-0000-907;**

**THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 505000-051-0000-907;**

**THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 505000-051-0000-907;**

**THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;**

**THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;**

**THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;**

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-0001725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500907, for a distance of approximately 184 feet to a point, said point being the east corner of said parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 011800-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 011800-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 011800-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel

identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6  
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-0480101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 275000-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 505000-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number

5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7  
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the westerly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number

R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907; .

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-0000015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.

**EXHIBIT B**  
**The Veterans' Memorial Project**

Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

Veterans Memorial Plaza Budget  
April 23, 2019  
REVISED MAY 6, 2019



| Item No.  | Description                            | Units     | Unit Qty. | Unit \$\$'s  | Total \$\$'s        |
|---|--|-----------|-----------|--------------|---------------------|
| <b>A. Pre Development Services &amp; Renderings (THESE ITEMS ARE IN LMA CONTRACT)</b> |  |           |           |              |                     |
| A.1   | Site & Topo Survey - 2 Acres +/-       | LMA       |           |              |                     |
| A.2   | Geotechnical Investigation - 3 Borings | LMA       |           |              |                     |
| A.3   | SUE Engineering                        | LMA       |           |              |                     |
| A.4   | Graphic Renderings & Visualization     | LMA       |           |              |                     |
| <b>Subtotal Item A.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>B. Temporary Facilities &amp; Mobilization</b>                                     |  |           |           |              |                     |
| B.1   | SWPPP + Erosion Control                | LF        | 1,000     | \$ 5.00      | \$ 5,000.00         |
| B.2   | Field Office + Sanitary                | Allowance | 1         | \$ 10,000.00 | \$ 10,000.00        |
| B.3   | Construction Fencing & Security        | Allowance | 1,000     | \$ 6.00      | \$ 6,000.00         |
| B.4   | Insurance, Bonds, Permits              | Allowance | 1         | \$ 25,000.00 | \$ 25,000.00        |
| <b>Subtotal Item B.</b>   |  |           |           |              | <b>\$ 46,000.00</b> |
| <b>C. Demolition</b>  |  |           |           |              |                     |
| C.1   | Demo + Haul Off Exist. Road            | SF        | 3,900     | \$ 1.50      | \$ 5,850.00         |
| <b>Subtotal Item C.</b>   |  |           |           |              | <b>\$ 5,850.00</b>  |
| <b>D. Earthwork</b>   |  |           |           |              |                     |
| D.1   | Strip Organics 4" Deep and dispose     | Cu. Yd.   | 600       | \$ 10.00     | \$ 6,000.00         |
| D.2   | Earthwork                              | Cu. Yd.   | 600       | \$ 8.50      | \$ 5,100.00         |
| D.3   | Select Fill 12" deep (at Plaza)        | Cu. Yd.   | 300       | \$ 36.00     | \$ 10,800.00        |
| D.4   | Spread Existing Topsoil 6" deep        | Cu. Yd.   | 600       | \$ 8.50      | \$ 5,100.00         |
| <b>Subtotal Item D.</b>   |  |           |           |              | <b>\$ 27,000.00</b> |
| <b>E. Storm Sewer</b>   |  |           |           |              |                     |
| E.1   | Storm Drain Piping and Inlets          | Allowance | 0         | \$ 25,000.00 | \$ -                |
| E.2   | Road Side Ditch Grading                | Allowance | 0         | \$ 10,000.00 | \$ -                |
| E.3   | Storm Water Qual. Feature @ Det Pond   | Allowance | 0         | \$ 5,000.00  | \$ -                |
| <b>Subtotal Item E.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>F. Water System for Fountain and Irrigation</b>                                    |  |           |           |              |                     |
| F.1   | Water Meter, BF Preventer, Valve & Box | Allowance | 1         | \$ 5,000.00  | \$ 5,000.00         |
| F.2   | 2 " Schedule 40 PVC Mainline           | LF        | 200       | \$ 15.00     | \$ 3,000.00         |
| <b>Subtotal Item F.</b>   |  |           |           |              | <b>\$ 8,000.00</b>  |
| <b>G. Sanitary Sewer</b>  |  |           |           |              |                     |
| G.1   | Sanitary Sewer Piping                  | LF        | 0         | \$ 12.00     | \$ -                |
| G.2   | Sanitary Manhole                       | N/A       | 0         | \$ 3,500.00  | \$ -                |
| <b>Subtotal Item G.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>H. Telecommunications Conduit</b>  |  |           |           |              |                     |
| H.1   | Conduit                                | Allowance | 0         | \$ 2,500.00  | \$ -                |
| <b>Subtotal Item H</b>  |  |           |           |              | <b>\$ -</b>         |
| <b>I. Vehicular Paving</b>  |  |           |           |              |                     |
| I.1   | 6" Conc. Paving w/Curb (24 Ft. Wide)   | SY        | 0         | \$ 40.00     | \$ -                |
| I.2   | 6" Lime Stabilized Subgrade            | N/A       | 0         | \$ 16.00     | \$ -                |
| <b>Subtotal Item I</b>  |  |           |           |              | <b>\$ -</b>         |
| <b>J. Pedestrian Paving - Non Plaza</b>   |  |           |           |              |                     |
| J.1   | Pavestone Pavers (Verona)              | SF        | 3,600     | \$ 15.00     | \$ 54,000.00        |
| J.2   | Concrete Base                          | SF        | 3,600     | \$ 5.00      | \$ 18,000.00        |
| <b>Subtotal Item J</b>  |  |           |           |              | <b>\$ 72,000.00</b> |

Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

Veterans Memorial Plaza Budget  
April 23, 2019  
REVISED MAY 6, 2019



| Item No.  | Description                                   | Units     | Unit Qty. | Unit \$\$'s   | Total \$\$'s         |
|---|---|-----------|-----------|---------------|----------------------|
| <b>K. Fountain</b>  |   |           |           |               |                      |
| K.1   | Fountain with Granite Exterior + Mech. Equip. | Allowance | 1         | \$ 160,000.00 | \$ 160,000.00        |
| <b>Subtotal Item K</b>  |   |           |           |               | <b>\$ 160,000.00</b> |
| <b>L. Plaza Paving</b>  |   |           |           |               |                      |
| L.1   | 1.5" Th. Granite Pvrs. (sawn, thermal fin.)   | SF        | 2,090     | \$ 28.50      | \$ 59,565.00         |
| L.2   | 4" Concrete Base for Star                     | SF        | 2,090     | \$ 5.00       | \$ 10,450.00         |
| L.3   | 6" Concrete Perimeter Ring Walk               | SF        | 2,900     | \$ 7.50       | \$ 21,750.00         |
| <b>Subtotal Item L</b>  |   |           |           |               | <b>\$ 91,765.00</b>  |
| <b>M. Plaza Lighting</b>  |   |           |           |               |                      |
| M.1   | Flag Pole Lights**                            | EA        | 10        | \$ 500.00     | \$ 5,000.00          |
| M.2   | Conduit & Conductors                          | Allowance | 1         | \$ 20,000.00  | \$ 20,000.00         |
| M.3   | New Elect Primary + Transformers              | Allowance | 0         | \$ 40,000.00  | \$ -                 |
| <b>Subtotal Item M</b>  |   |           |           |               | <b>\$ 25,000.00</b>  |
| <b>N. Phase 1 Plantings &amp; Irrigation</b>                              |   |           |           |               |                      |
| N.1   | Irrigation                                    | SF        | 39,000    | \$ 0.80       | \$ 31,200.00         |
| N.2   | Temporary Irrigation                          | SF        | 0         | \$ 0.50       | \$ -                 |
| N.3   | Solid Sod - Tiff Bermuda or Similar           | SY        | 0         | \$ 7.50       | \$ -                 |
| N.4   | Hydroseed Common Bermuda @ 3 lbs /1,000       | SF        | 33,200    | \$ 0.20       | \$ 6,640.00          |
| N.5   | 3" Trees - Specimen                           | EA        | 20        | \$ 900.00     | \$ 18,000.00         |
| <b>Subtotal Item N</b>  |   |           |           |               | <b>\$ 55,840.00</b>  |
| <b>O. Memorial Monuments</b>  |   |           |           |               |                      |
| O.1   | Footing                                       | Allowance | 5         | \$ 7,500.00   | \$ 37,500.00         |
| O.2   | CMU Core                                      | Allowance | 5         | \$ 7,500.00   | \$ 37,500.00         |
| O.3   | Brick Wainscot                                | Allowance | 5         | \$ 800.00     | \$ 4,000.00          |
| O.4   | Cast Stone Water Table                        | Allowance | 5         | \$ 600.00     | \$ 3,000.00          |
| O.5   | Stone Veneer                                  | Allowance | 5         | \$ 3,000.00   | \$ 15,000.00         |
| O.6   | Lintel  | Allowance | 5         | \$ 5,000.00   | \$ 25,000.00         |
| O.7   | Lighting & Electrical                         | Allowance | 5         | \$ 3,000.00   | \$ 15,000.00         |
| <b>Subtotal Item O</b>  |   |           |           |               | <b>\$ 137,000.00</b> |
| <b>P. Site Furnishings</b>  |   |           |           |               |                      |
| P.1   | 30' Flag Poles                                | EA        | 5         | \$ 5,000.00   | \$ 25,000.00         |
| P.2   | 8' Benches w/ Lighting                        | EA        | 10        | \$ 5,000.00   | \$ 50,000.00         |
| <b>Subtotal Item P</b>  |   |           |           |               | <b>\$ 75,000.00</b>  |
| <b>SUMMARY OF CONSTRUCTION COSTS</b>                                      |   |           |           |               |                      |
| <b>SUBTOTAL - CONSTRUCTION - BASE BID</b>                                 |   |           |           |               | <b>\$ 703,455.00</b> |
| <b>CONSTRUCTION CONTINGENCY @ 20%</b>                                     |   |           |           |               | <b>\$ 140,691.00</b> |
| <b>TOTAL CONSTRUCTION BUDGET</b>  |   |           |           |               | <b>\$ 844,146.00</b> |
| <b>PROFESSIONAL FEES AND REIMBURSABLE EXPENSES *** (SEE LMA PROPOSAL)</b> |   |           |           |               | <b>\$ 141,600.00</b> |
| <b>GRAND TOTAL</b>  |   |           |           |               | <b>\$ 985,746.00</b> |

Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
**REVISED MAY 6, 2019**



\*\* Depending upon County "Dark Sky" regulations  
\*\*\* Does not include construction materials testing

**COMMENTS**

|   |   |
|---|---|
| 1 | These budgets are prepared without the benefit of construction drawings or geotechnical report and are based on best available information and professional experience. |
| 2 | Based on eight (8) month construction schedule.   |
| 3 | City to pay all permit and impact fees.   |
| 4 | Refer to LMA Professional Services Proposal. This figure includes surveying, geotechnical engineering and SUE as well as other reimbursable expenses                    |

**EXHIBIT C**

**The Parks Maintenance Facility Project**

Although the Construction Repair Costs for the existing deficiencies are reported separately for each building system, the repair costs are not always distinct and unconnected from one another. Per 2012 Texas Accessibility Standards/Americans with Disabilities Act (TAS/ADA) requirements, once a renovation exceeds a threshold cost of \$50,000 and alters or modifies the primary function or element of a space, then any TAS/ADA renovations must also be implemented. All TAS/ADA deficiencies are reported in Appendix A, as category D.

The total sum of the building components' estimated costs is \$178.75/SF.

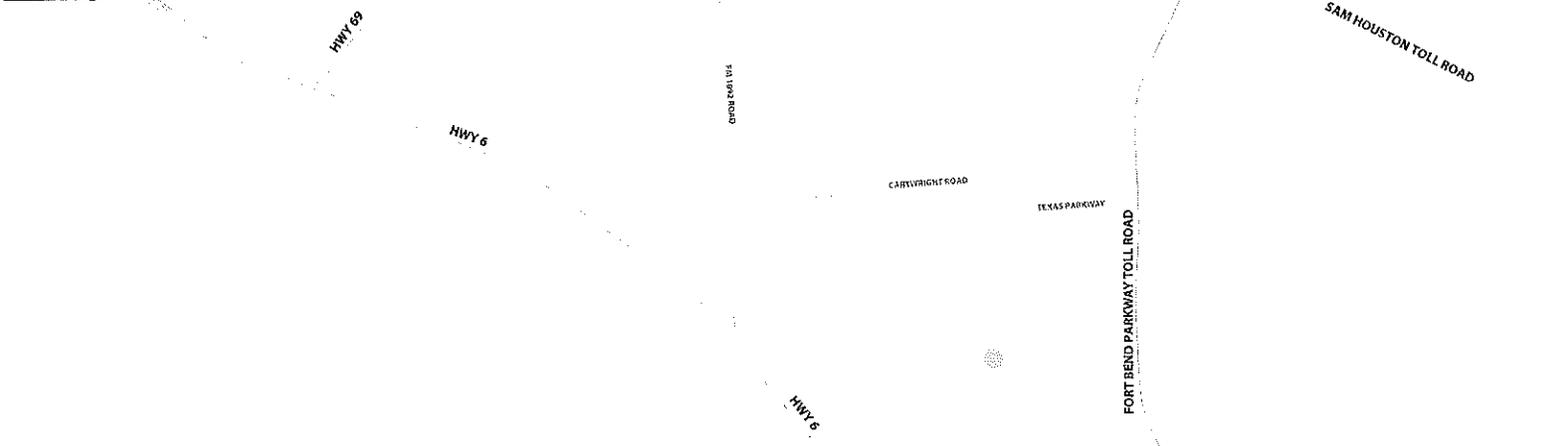
| Building System | Building Component        | Price per SF |
|-----------------|---------------------------|--------------|
| Architectural   | Foundations               | \$15.00      |
| Architectural   | Slab on Grade             | \$10.00      |
| Architectural   | Floor Construction        | \$8.00       |
| Architectural   | Roof Construction         | \$8.00       |
| Architectural   | Exterior Walls            | \$10.00      |
| Architectural   | Exterior Windows          | \$10.00      |
| Architectural   | Exterior Doors            | \$5.00       |
| Architectural   | Roof Covering             | \$15.00      |
| Architectural   | Partitions                | \$7.50       |
| Architectural   | Interior Doors            | \$3.00       |
| Architectural   | Fittings                  | \$1.75       |
| Architectural   | Wall Finishes             | \$5.00       |
| Architectural   | Floor Finishes            | \$7.50       |
| Architectural   | Ceiling                   | \$2.00       |
| Mechanical      | HVAC                      | \$25.00      |
| Electrical      | Electrical                | \$15.00      |
| Electrical      | Lighting                  | \$9.00       |
| Electrical      | Communications & Security | \$5.00       |
| Plumbing        | Plumbing Fixtures         | \$2.00       |
| Plumbing        | Water Distribution        | \$3.00       |
| Plumbing        | Sanitary Waste Lines      | \$5.00       |
| Plumbing        | Fire Protection           | \$7.00       |

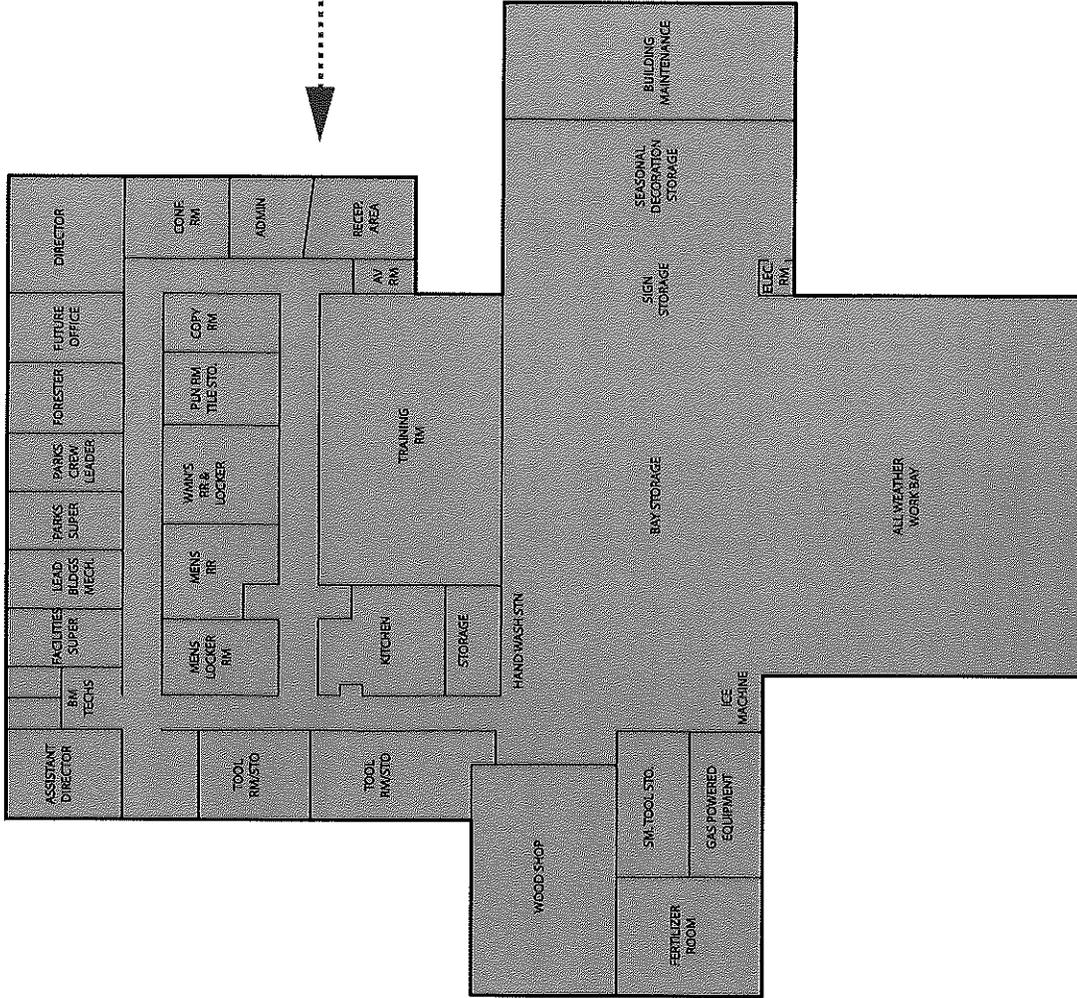
|                      |                 |
|----------------------|-----------------|
| <b>TOTAL per SF:</b> | <b>\$178.75</b> |
|----------------------|-----------------|

|                 |        |
|-----------------|--------|
| Gross Area (SF) | 12,960 |
|-----------------|--------|

|                         |                    |
|-------------------------|--------------------|
| <b>Replacement Cost</b> | <b>\$2,316,600</b> |
|-------------------------|--------------------|

Table 1. Parks and Maintenance Building Current Replacement Value Breakdown





MOVES IN

PARKS & REC  
BUILDING  
ON TEXAS PARKWAY  
12.587 S.E.



**NEW PARKS & MAINTENANCE FACILITY** 20,500 S.F. FUTURE STAFFING

| Item No.  | Description                            | Units     | Unit Qty. | Unit \$\$'s  | Total \$\$'s        |
|---|--|-----------|-----------|--------------|---------------------|
| <b>A. Pre Development Services &amp; Renderings (THESE ITEMS ARE IN LMA CONTRACT)</b> |  |           |           |              |                     |
| A.1   | Site & Topo Survey - 2 Acres +/-       | LMA       |           |              |                     |
| A.2   | Geotechnical Investigation - 3 Borings | LMA       |           |              |                     |
| A.3   | SUE Engineering                        | LMA       |           |              |                     |
| A.4   | Graphic Renderings & Visualization     | LMA       |           |              |                     |
| <b>Subtotal Item A.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>B. Temporary Facilities &amp; Mobilization</b>                                     |  |           |           |              |                     |
| B.1   | SWPPP + Erosion Control                | LF        | 1,000     | \$ 5.00      | \$ 5,000.00         |
| B.2   | Field Office + Sanitary                | Allowance | 1         | \$ 10,000.00 | \$ 10,000.00        |
| B.3   | Construction Fencing & Security        | Allowance | 1,000     | \$ 6.00      | \$ 6,000.00         |
| B.4   | Insurance, Bonds, Permits              | Allowance | 1         | \$ 25,000.00 | \$ 25,000.00        |
| <b>Subtotal Item B.</b>   |  |           |           |              | <b>\$ 46,000.00</b> |
| <b>C. Demolition</b>  |  |           |           |              |                     |
| C.1   | Demo + Haul Off Exist. Road            | SF        | 3,900     | \$ 1.50      | \$ 5,850.00         |
| <b>Subtotal Item C.</b>   |  |           |           |              | <b>\$ 5,850.00</b>  |
| <b>D. Earthwork</b>   |  |           |           |              |                     |
| D.1   | Strip Organics 4" Deep and dispose     | Cu. Yd.   | 600       | \$ 10.00     | \$ 6,000.00         |
| D.2   | Earthwork                              | Cu. Yd.   | 600       | \$ 8.50      | \$ 5,100.00         |
| D.3   | Select Fill 12" deep (at Plaza)        | Cu. Yd.   | 300       | \$ 36.00     | \$ 10,800.00        |
| D.4   | Spread Existing Topsoil 6" deep        | Cu. Yd.   | 600       | \$ 8.50      | \$ 5,100.00         |
| <b>Subtotal Item D.</b>   |  |           |           |              | <b>\$ 27,000.00</b> |
| <b>E. Storm Sewer</b>   |  |           |           |              |                     |
| E.1   | Storm Drain Piping and Inlets          | Allowance | 0         | \$ 25,000.00 | \$ -                |
| E.2   | Road Side Ditch Grading                | Allowance | 0         | \$ 10,000.00 | \$ -                |
| E.3   | Storm Water Qual. Feature @ Det Pond   | Allowance | 0         | \$ 5,000.00  | \$ -                |
| <b>Subtotal Item E.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>F. Water System for Fountain and Irrigation</b>                                    |  |           |           |              |                     |
| F.1   | Water Meter, BF Preventer, Valve & Box | Allowance | 1         | \$ 5,000.00  | \$ 5,000.00         |
| F.2   | 2 " Schedule 40 PVC Mainline           | LF        | 200       | \$ 15.00     | \$ 3,000.00         |
| <b>Subtotal Item F.</b>   |  |           |           |              | <b>\$ 8,000.00</b>  |
| <b>G. Sanitary Sewer</b>  |  |           |           |              |                     |
| G.1   | Sanitary Sewer Piping                  | LF        | 0         | \$ 12.00     | \$ -                |
| G.2   | Sanitary Manhole                       | N/A       | 0         | \$ 3,500.00  | \$ -                |
| <b>Subtotal Item G.</b>   |  |           |           |              | <b>\$ -</b>         |
| <b>H. Telecommunications Conduit</b>  |  |           |           |              |                     |
| H.1   | Conduit                                | Allowance | 0         | \$ 2,500.00  | \$ -                |
| <b>Subtotal Item H</b>  |  |           |           |              | <b>\$ -</b>         |
| <b>I. Vehicular Paving</b>  |  |           |           |              |                     |
| I.1   | 6" Conc. Paving w/Curb (24 Ft. Wide)   | SY        | 0         | \$ 40.00     | \$ -                |
| I.2   | 6" Lime Stabilized Subgrade            | N/A       | 0         | \$ 16.00     | \$ -                |
| <b>Subtotal Item I</b>  |  |           |           |              | <b>\$ -</b>         |
| <b>J. Pedestrian Paving - Non Plaza</b>   |  |           |           |              |                     |
| J.1   | Pavestone Pavers (Verona)              | SF        | 3,600     | \$ 15.00     | \$ 54,000.00        |
| J.2   | Concrete Base                          | SF        | 3,600     | \$ 5.00      | \$ 18,000.00        |
| <b>Subtotal Item J</b>  |  |           |           |              | <b>\$ 72,000.00</b> |

| Item No.  | Description                                   | Units     | Unit Qty. | Unit \$\$'s   | Total \$\$'s         |
|---|---|-----------|-----------|---------------|----------------------|
| <b>K. Fountain</b>  |   |           |           |               |                      |
| K.1   | Fountain with Granite Exterior + Mech. Equip. | Allowance | 1         | \$ 160,000.00 | \$ 160,000.00        |
| <b>Subtotal Item K</b>  |   |           |           |               | <b>\$ 160,000.00</b> |
| <b>L. Plaza Paving</b>  |   |           |           |               |                      |
| L.1   | 1.5" Th. Granite Pvrs. (sawn, thermal fin.)   | SF        | 2,090     | \$ 28.50      | \$ 59,565.00         |
| L.2   | 4" Concrete Base for Star                     | SF        | 2,090     | \$ 5.00       | \$ 10,450.00         |
| L.3   | 6" Concrete Perimeter Ring Walk               | SF        | 2,900     | \$ 7.50       | \$ 21,750.00         |
| <b>Subtotal Item L</b>  |   |           |           |               | <b>\$ 91,765.00</b>  |
| <b>M. Plaza Lighting</b>  |   |           |           |               |                      |
| M.1   | Flag Pole Lights**                            | EA        | 10        | \$ 500.00     | \$ 5,000.00          |
| M.2   | Conduit & Conductors                          | Allowance | 1         | \$ 20,000.00  | \$ 20,000.00         |
| M.3   | New Elect Primary + Transformers              | Allowance | 0         | \$ 40,000.00  | \$ -                 |
| <b>Subtotal Item M</b>  |   |           |           |               | <b>\$ 25,000.00</b>  |
| <b>N. Phase 1 Plantings &amp; Irrigation</b>                              |   |           |           |               |                      |
| N.1   | Irrigation                                    | SF        | 39,000    | \$ 0.80       | \$ 31,200.00         |
| N.2   | Temporary Irrigation                          | SF        | 0         | \$ 0.50       | \$ -                 |
| N.3   | Solid Sod - Tiff Bermuda or Similar           | SY        | 0         | \$ 7.50       | \$ -                 |
| N.4   | Hydroseed Common Bermuda @ 3 lbs /1,000       | SF        | 33,200    | \$ 0.20       | \$ 6,640.00          |
| N.5   | 3" Trees - Specimen                           | EA        | 20        | \$ 900.00     | \$ 18,000.00         |
| <b>Subtotal Item N</b>  |   |           |           |               | <b>\$ 55,840.00</b>  |
| <b>O. Memorial Monuments</b>  |   |           |           |               |                      |
| O.1   | Footing                                       | Allowance | 5         | \$ 7,500.00   | \$ 37,500.00         |
| O.2   | CMU Core                                      | Allowance | 5         | \$ 7,500.00   | \$ 37,500.00         |
| O.3   | Brick Wainscot                                | Allowance | 5         | \$ 800.00     | \$ 4,000.00          |
| O.4   | Cast Stone Water Table                        | Allowance | 5         | \$ 600.00     | \$ 3,000.00          |
| O.5   | Stone Veneer                                  | Allowance | 5         | \$ 3,000.00   | \$ 15,000.00         |
| O.6   | Lintel  | Allowance | 5         | \$ 5,000.00   | \$ 25,000.00         |
| O.7   | Lighting & Electrical                         | Allowance | 5         | \$ 3,000.00   | \$ 15,000.00         |
| <b>Subtotal Item O</b>  |   |           |           |               | <b>\$ 137,000.00</b> |
| <b>P. Site Furnishings</b>  |   |           |           |               |                      |
| P.1   | 30' Flag Poles                                | EA        | 5         | \$ 5,000.00   | \$ 25,000.00         |
| P.2   | 8' Benches w/ Lighting                        | EA        | 10        | \$ 5,000.00   | \$ 50,000.00         |
| <b>Subtotal Item P</b>  |   |           |           |               | <b>\$ 75,000.00</b>  |
| <b>SUMMARY OF CONSTRUCTION COSTS</b>                                      |   |           |           |               |                      |
| <b>SUBTOTAL - CONSTRUCTION - BASE BID</b>                                 |   |           |           |               | <b>\$ 703,455.00</b> |
| <b>CONSTRUCTION CONTINGENCY @ 20%</b>                                     |   |           |           |               | <b>\$ 140,691.00</b> |
| <b>TOTAL CONSTRUCTION BUDGET</b>  |   |           |           |               | <b>\$ 844,146.00</b> |
| <b>PROFESSIONAL FEES AND REIMBURSABLE EXPENSES *** (SEE LMA PROPOSAL)</b> |   |           |           |               | <b>\$ 141,600.00</b> |
| <b>GRAND TOTAL</b>  |   |           |           |               | <b>\$ 985,746.00</b> |

\*\* Depending upon County "Dark Sky" regulations  
\*\*\* Does not include construction materials testing

**COMMENTS**

|   |   |
|---|---|
| 1 | These budgets are prepared without the benefit of construction drawings or geotechnical report and are based on best available information and professional experience. |
| 2 | Based on eight (8) month construction schedule.   |
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Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
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**Veterans Memorial Plaza Budget**  
April 23, 2019  
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Opinion of Probable  
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**Veterans Memorial Plaza Budget**  
April 23, 2019  
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Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
Construction Costs  
(8 Month Construction Sched.)

**Veterans Memorial Plaza Budget**  
April 23, 2019  
***REVISED MAY 6, 2019***



Opinion of Probable  
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**Veterans Memorial Plaza Budget**  
April 23, 2019  
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Although the Construction Repair Costs for the existing deficiencies are reported separately for each building system, the repair costs are not always distinct and unconnected from one another. Per 2012 Texas Accessibility Standards/Americans with Disabilities Act (TAS/ADA) requirements, once a renovation exceeds a threshold cost of \$50,000 and alters or modifies the primary function or element of a space, then any TAS/ADA renovations must also be implemented. All TAS/ADA deficiencies are reported in Appendix A, as category D.

The total sum of the building components' estimated costs is \$178.75/SF.

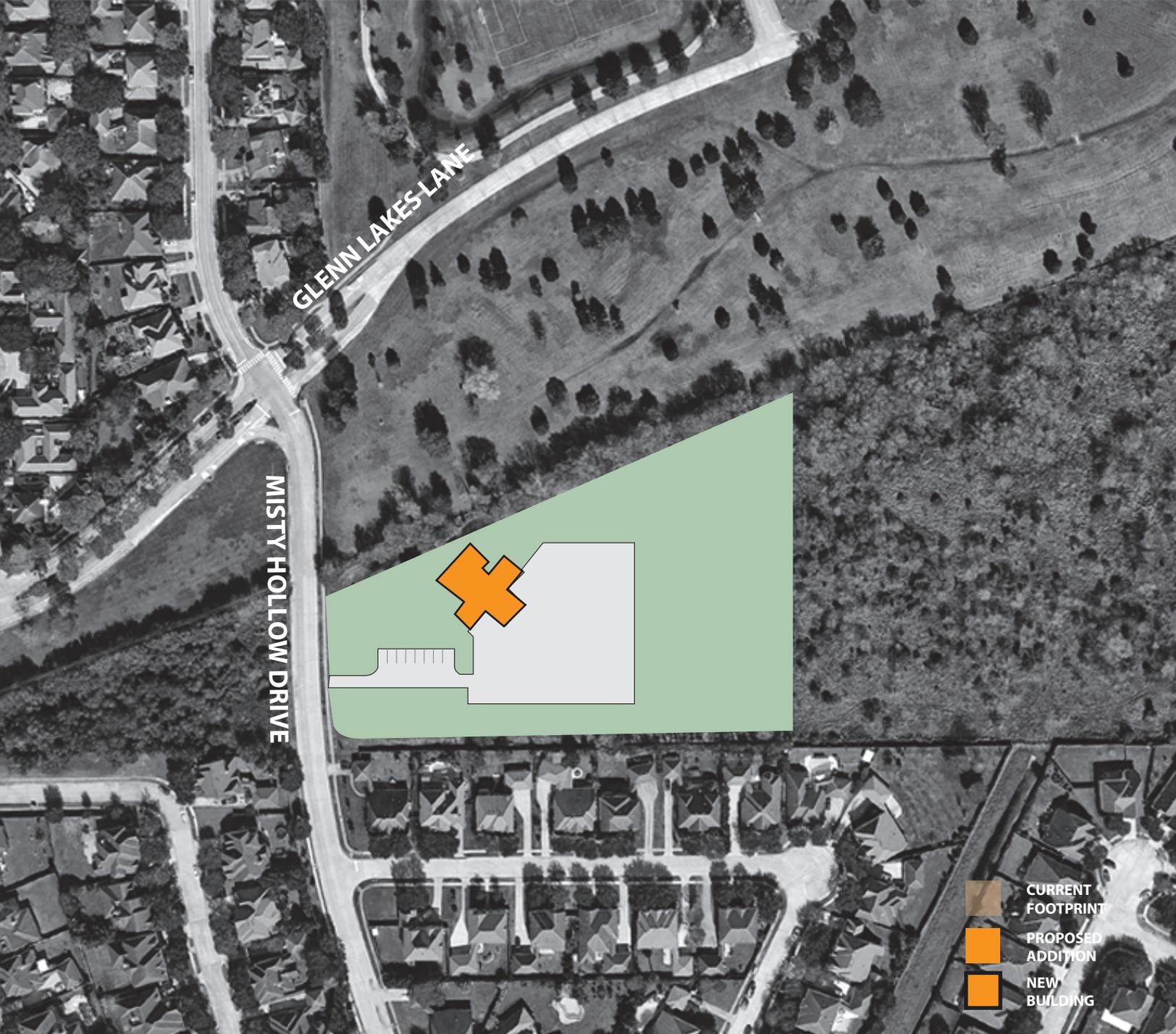
| <b>Building System</b> | <b>Building Component</b> | <b>Price per SF</b> |
|------------------------|---------------------------|---------------------|
| Architectural          | Foundations               | \$15.00             |
| Architectural          | Slab on Grade             | \$10.00             |
| Architectural          | Floor Construction        | \$8.00              |
| Architectural          | Roof Construction         | \$8.00              |
| Architectural          | Exterior Walls            | \$10.00             |
| Architectural          | Exterior Windows          | \$10.00             |
| Architectural          | Exterior Doors            | \$5.00              |
| Architectural          | Roof Covering             | \$15.00             |
| Architectural          | Partitions                | \$7.50              |
| Architectural          | Interior Doors            | \$3.00              |
| Architectural          | Fittings                  | \$1.75              |
| Architectural          | Wall Finishes             | \$5.00              |
| Architectural          | Floor Finishes            | \$7.50              |
| Architectural          | Ceiling                   | \$2.00              |
| Mechanical             | HVAC                      | \$25.00             |
| Electrical             | Electrical                | \$15.00             |
| Electrical             | Lighting                  | \$9.00              |
| Electrical             | Communications & Security | \$5.00              |
| Plumbing               | Plumbing Fixtures         | \$2.00              |
| Plumbing               | Water Distribution        | \$3.00              |
| Plumbing               | Sanitary Waste Lines      | \$5.00              |
| Plumbing               | Fire Protection           | \$7.00              |

|                             |                        |
|-----------------------------|------------------------|
| <b><i>TOTAL per SF:</i></b> | <b><i>\$178.75</i></b> |
|-----------------------------|------------------------|

|                 |        |
|-----------------|--------|
| Gross Area (SF) | 12,960 |
|-----------------|--------|

|                         |                    |
|-------------------------|--------------------|
| <b>Replacement Cost</b> | <b>\$2,316,600</b> |
|-------------------------|--------------------|

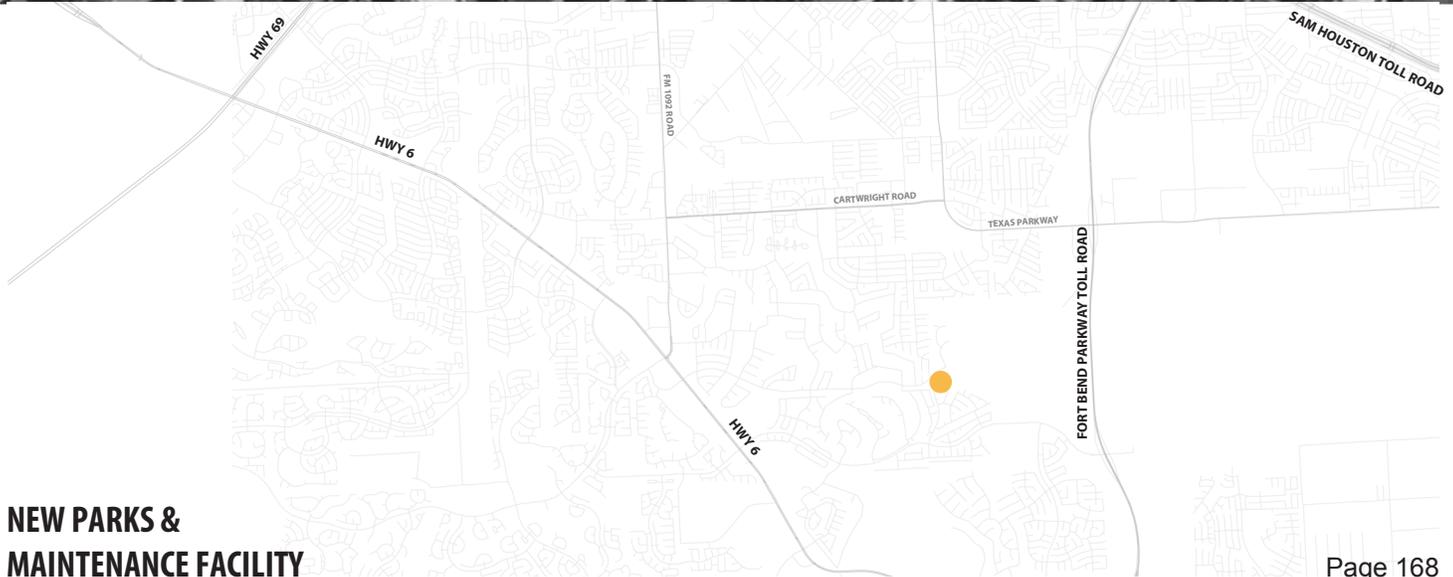
Table 1. Parks and Maintenance Building Current Replacement Value Breakdown



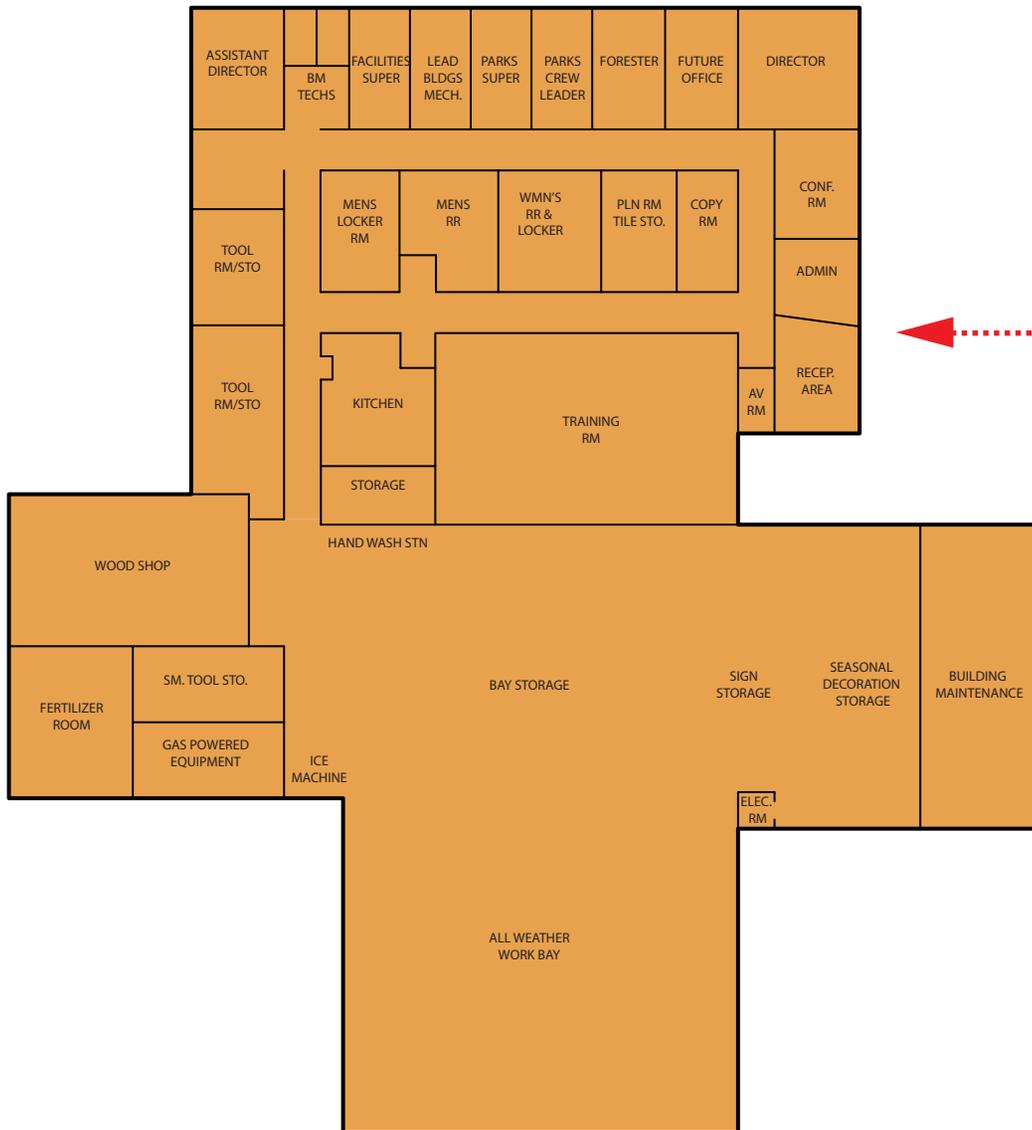
GLENN LAKES LANE

MISTY HOLLOW DRIVE

- CURRENT FOOTPRINT
- PROPOSED ADDITION
- NEW BUILDING



**NEW PARKS & MAINTENANCE FACILITY**



MOVES IN

PARKS & REC  
BUILDING  
ON TEXAS PARKWAY  
12,587 S.F.



**Council Agenda Item  
July 1, 2019**

**12. CITY COUNCIL ANNOUNCEMENTS**

*Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):*

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.*

**14. RECONVENE**

*Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.*

**15. ADJOURN**

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